

## Sheriff's Sale

### *Second Publication*

By virtue of a Writ of Execution to me directed, will be sold at public sale Friday, June 14, 2013 at 11 o'clock A.M., prevailing time, at the James Lorah Auditorium located at the corner of Broad and Main Streets, in the Borough of Doylestown, Bucks County, Pa., the following real estate to wit.

Judgment was recovered in the Court of Common Pleas of Bucks County Civil Action – as numbered above. No further notice of the filing of the Schedule of Distribution will be given.

### **BENSALEM TOWNSHIP**

DOCKET #2009-09597

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **BENSALEM TOWNSHIP**, Bucks County, Pennsylvania.

TAX PARCEL #02-007-248.

PROPERTY ADDRESS: 4354 Concord Drive, Trevese, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **CECIL CHRISTIAN, KNOWN SURVIVING HEIRS OF GLADYS M. CHRISTIAN, DECEASED MORTGAGOR AND REAL OWNER, TERRY CHRISTIAN, KNOWN SURVIVING HEIRS OF GLADYS M. CHRISTIAN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF GLADYS M. CHRISTIAN, DECEASED MORTGAGOR AND REAL OWNER.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-00739

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Appurtenances, Situate in the **TOWNSHIP OF BENSALEM**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #2-13-399.

PROPERTY ADDRESS: 3063 Essington Way, Bensalem, PA 19020.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **PEDRO ARROYO A/K/A PEDRO L. ARROYO.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2010-07210

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania.

TAX PARCEL #2-5-55-2.

PROPERTY ADDRESS: 3719 Spruce Avenue, Trevese, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **HEATHER S. TAYLOR AND JONATHAN W. TAYLOR.**

**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2011-11531

GMAC MORTGAGE, LLC v. **WILLY NICOLAS AND JAVIER NICOLAS** owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 2141 Brown Avenue, Bensalem, PA 19020-3712.

TAX PARCEL #02-039-164.

PROPERTY ADDRESS: 2141 Brown Avenue, Bensalem, PA 19020-3712.

JUDGMENT AMOUNT: \$ 245,226.33.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLY NICOLAS AND JAVIER NICOLAS.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-03112

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. **DAWN R. LOVE** owner(s) of property situate in the **TOWNSHIP OF BENSALEM**, Bucks County, Pennsylvania, being 1527 Village Greene Boulevard, Bensalem, PA 19020-3682.

TAX PARCEL #02-028-043.  
 PROPERTY ADDRESS: 1527 Village Greene  
 Boulevard, Bensalem, PA 19020-3682.  
 JUDGMENT AMOUNT: \$ 236,757.60.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DAWN R.  
 LOVE.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-04317  
 BANK OF AMERICA, N.A. SUCCESSOR BY  
 MERGER TO BAC HOME LOANS  
 SERVICING, L.P. F/K/A COUNTRYWIDE  
 HOME LOANS SERVICING, L.P. v. TASHA  
 M. GODREAU owner(s) of property situate  
 in **BENSALEM TOWNSHIP**, Bucks County,  
 Pennsylvania, being 2456 Brandon Court,  
 Bensalem, PA 19020-2202.  
 TAX PARCEL #02 049 121.  
 PROPERTY ADDRESS: 2456 Brandon Court,  
 Bensalem, PA 19020-2202.  
 JUDGMENT AMOUNT: \$ 250,606.80.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **TASHA M.  
 GODREAU.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07084  
 ALL THAT CERTAIN lot or piece of  
 ground, with the buildings and improvements  
 thereon erected, situate in the **TOWNSHIP  
 OF BENSALEM**, County of Bucks, PA.  
 TAX PARCEL #02-043-150.  
 PROPERTY ADDRESS: 1883 Brookwood  
 Drive, Bensalem, PA 19020.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **PROS  
 CHUM AND SAROEUTH SOT.**  
**GREGORY JAVARDIAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07593  
 NATIONSTAR MORTGAGE, LLC v.  
 PHILLIP J. HEAVEY, JR. AND CHRISTINE  
 L. HEAVEY A/K/A CHRISTINE L.

COLLINS owner(s) of property situate in  
 the **TOWNSHIP OF BENSALEM**, Bucks  
 County, Pennsylvania, being 6608 Senator  
 Lane, Bensalem, PA 19020-1957.  
 TAX PARCEL #02-091-421.  
 PROPERTY ADDRESS: 6608 Senator Lane,  
 Bensalem, PA 19020-1957.  
 JUDGMENT AMOUNT: \$ 117,025.71.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **PHILLIP  
 J. HEAVEY, JR. AND CHRISTINE L.  
 HEAVEY A/K/A CHRISTINE L.  
 COLLINS.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-08169  
 PNC BANK, NATIONAL ASSOCIATION,  
 SUCCESSOR BY MERGER TO NATIONAL  
 CITY BANK, SUCCESSOR BY MERGER TO  
 NATIONAL CITY MORTGAGE CO. v.  
 ORVILLE R. STEWART owner(s) of  
 property situate in the **TOWNSHIP OF  
 BENSALEM**, Bucks County, Pennsylvania,  
 being 520 Bristol Pike #59 a/k/a 59 Lafayette  
 Garden, Bensalem, PA 19020-6313.  
 TAX PARCEL #02-021-007-059.  
 PROPERTY ADDRESS: 520 Bristol Pike #59  
 a/k/a 59 Lafayette Garden, Bensalem, PA  
 19020-6313.  
 JUDGMENT AMOUNT: \$ 124,022.98.  
 IMPROVEMENTS: CONDOMINIUM.  
 SOLD AS THE PROPERTY OF: **ORVILLE  
 R. STEWART.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-08679  
 DEUTSCHE BANK TRUST COMPANY  
 AMERICAS AS TRUSTEE FOR RALI  
 2007QS4 v. ANNMARIE JOHNSON AND  
 JOSEPH F. JOHNSON, JR. owner(s) of  
 property situate in the **TOWNSHIP OF  
 BENSALEM**, Bucks County, Pennsylvania,  
 being 2246 Logan Circle, Bensalem, PA  
 19020-3671.  
 TAX PARCEL #02-032-272.  
 PROPERTY ADDRESS: 2246 Logan Circle,  
 Bensalem, PA 19020-3671.

JUDGMENT AMOUNT: \$ 413,200.38.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ANMARIE  
JOHNSON AND JOSEPH F. JOHNSON,  
JR.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2013-00376

ALL THAT CERTAIN lot or piece of land,  
situate in the **TOWNSHIP OF BENSALEM**,  
County of Bucks, Pa., bounded and described  
according to a Survey and Plan of Salem Point  
Section 4 made by W.S. Miller, dated  
12/29/1975 and last revised 4/25/1979 said  
Plan being recorded in the Recorder of Deeds  
Office in Plan Book 183 page 46 as follows,  
to wit.

TAX PARCEL #02-052-249.

PROPERTY ADDRESS: 5964 Mark Drive,  
Bensalem, PA 19020.

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF:  
**SALVADOR ROSALES JR. AND LISA  
ROSALES.**

**CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BRIDGETON TOWNSHIP**

DOCKET #2012-07033

WELLS FARGO BANK, N.A. v. GREGORY  
A. RAPP A/K/A GREG RAPP owner(s) of  
property situate in the **TOWNSHIP OF  
BRIDGETON**, Bucks County, Pennsylvania,  
being 1701 Ringing Rocks Road, Upper Black  
Eddy, PA 18972-9708.

TAX PARCEL #03-003-122.

PROPERTY ADDRESS: 1701 Ringing Rocks  
Road, Upper Black Eddy, PA 18972-9708.

JUDGMENT AMOUNT: \$ 196,209.24.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **GREGORY  
A. RAPP A/K/A GREG RAPP.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**BRISTOL BOROUGH**

DOCKET #2012-05608

OCWEN LOAN SERVICING, LLC v.  
CHARLES J. LAND AND KAREN K.  
KEEHNER owner(s) of property situate in  
the **BRISTOL BOROUGH**, Bucks County,  
Pennsylvania, being 1 Border Rock Road,  
Levittown, PA 19057-3003.

TAX PARCEL #05-036-001.

PROPERTY ADDRESS: 1 Border Rock Road,  
Levittown, PA 19057-3003.

JUDGMENT AMOUNT: \$ 183,521.11.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLES  
J. LAND AND KAREN K. KEEHNER.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-09512

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION v. DANIEL BONILLA  
owner(s) of property situate in the  
**BOROUGH OF BRISTOL**, Bucks County,  
Pennsylvania, being 562 Linden Street,  
Bristol, PA 19007-3507.

TAX PARCEL #04-016-025.

PROPERTY ADDRESS: 562 Linden Street,  
Bristol, PA 19007-3507.

JUDGMENT AMOUNT: \$ 189,404.25.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **DANIEL  
BONILLA.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-09679

ALL THAT CERTAIN lot or piece of  
ground, situate in the **BOROUGH OF  
BRISTOL**, County of Bucks, and  
Commonwealth of Pennsylvania.

TAX PARCEL #04-008-091.

PROPERTY ADDRESS: 521 Swain St.,  
Bristol, PA 19007.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **NIELS B.  
FINSEN.**

**KEVIN P. DISKIN**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**DOCKET #2013-00210**

Bucks First Federal Credit Union vs. Marie C. White a/k/a Marie C. Favoroso and JoAnn M. Favoroso, owners of property situate in the **BOROUGH OF BRISTOL**, Bucks County, Pennsylvania, being 344 Washington Street, Bristol, PA 19007.

TAX PARCEL #04-023-176.

JUDGMENT AMOUNT: \$107,057.88.

PROPERTY ADDRESS: 344 Washington Street, Bristol (Bristol Borough), PA 19007.  
 IMPROVEMENTS: THREE STORY DWELLING APPROX. 2,544 S/F.

SOLD AS THE PROPERTY OF: **MARIE C. WHITE A/K/A MARIE C. FAVOROSO AND JOANN M. FAVOROSO.**

**J. TODD SAVARESE**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**BRISTOL TOWNSHIP**

**DOCKET #2009-10883**

ALL THAT CERTAIN lot or piece or parcel of land with the buildings and improvements thereon, situate lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-038-067.

PROPERTY ADDRESS: 203 Goldenridge Drive, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MEHMET YILMAZ AND NURCAN ERKAN.**

**TERRENCE J. MCCABE**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**DOCKET #2010-02417**

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, Hereditaments and Appurtenances, Situate, lying and being at Levittown in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot No. 4236-R on Subdivision Map of "Indian Creek,"

Levittown, Section 50, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on December 3, 1953 in Plan Book 7 page 28, described as follows, to wit. TAX PARCEL #05-034-067.

PROPERTY ADDRESS: 93 Ironwood Road, Levittown, PA 19057.

IMPROVEMENTS: A RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DILIP LONDHE AND ANJALI LONDHE.**

**CHRISTOPHER A. DENARDO**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**DOCKET #2010-02532**

BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP v. MARY FRANCIS BREIG A/K/A MARY FRANCES BREIG owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 65 Roundwood Lane, Levittown, PA 19055-1428.

TAX PARCEL #05-038-477.

PROPERTY ADDRESS: 65 Roundwood Lane, Levittown, PA 19055-1428.

JUDGMENT AMOUNT: \$ 179,656.72.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY FRANCIS BREIG A/K/A MARY FRANCES BREIG.**

**PHELAN HALLINAN**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**DOCKET #2010-10418**

BANK OF AMERICA, N.A. v. MICHELE GREGORY AND JAMES W. GREGORY owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 16 Crescent Lane, Levittown, PA 19055-0000.

TAX PARCEL #05-050-164.

PROPERTY ADDRESS: 16 Crescent Lane, Levittown, PA 19055-0000.

JUDGMENT AMOUNT: \$ 145,826.37.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELE GREGORY AND JAMES W. GREGORY.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2010-13184

POLICE AND FIRE FEDERAL CREDIT UNION v. MARVIN PORTNEY, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF EDWARD S. CELIA, DECEASED; CHANCE SCOTT CELIA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF EDWARD S. CELIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD S. CELIA, DECEASED owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 201 Clover Avenue, Croydon, PA 19021-5417.

TAX PARCEL #05-005-061.

PROPERTY ADDRESS: 201 Clover Avenue, Croydon, PA 19021-5417.

JUDGMENT AMOUNT: \$ 150,779.34.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARVIN PORTNEY, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR PENDENTE LITE OF THE ESTATE OF EDWARD S. CELIA, DECEASED; CHANCE SCOTT CELIA, IN HIS CAPACITY AS HEIR OF THE ESTATE OF EDWARD S. CELIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD S. CELIA, DECEASED.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-00426

ALL THAT CERTAIN lot or piece of ground, situate in the **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #05-043-204.

PROPERTY ADDRESS: 99 Oak Tree Drive, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL REAL ESTATE.

SOLD AS THE PROPERTY OF: **STEVEN B. BLAIR AND NATALIA E. BLAIR.**

**KEVIN P. DISKIN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-00746

CITIMORTGAGE, INC. v. WILLIAM INGELIDO AND JENNIFER WARNER A/K/A JENNIFER WARNER INGELIDO owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 153 Idlewild Road, Levittown, PA 19057-2233.

TAX PARCEL #05 032 375.

PROPERTY ADDRESS: 153 Idlewild Road, Levittown, PA 19057-2233.

JUDGMENT AMOUNT: \$ 146,735.25.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM INGELIDO AND JENNIFER WARNER A/K/A JENNIFER WARNER INGELIDO.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-01564

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC. ALTERNATIVE LOAN TRUST 2005-AR1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR1 v. LINDSAY C. VANSICIVER owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 308 Grant Avenue, Croydon, PA 19021-6808.

TAX PARCEL #05-013-261-003.

PROPERTY ADDRESS: 308 Grant Avenue, Croydon, PA 19021-6808.

JUDGMENT AMOUNT: \$ 216,202.73.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDSAY C. VANSICIVER.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-01840

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AMC1 v. EUGENE J. NEUMANN owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 6980 Headley Court Levittown, PA 19057-4517.

TAX PARCEL #05-074-003-010.

PROPERTY ADDRESS: 6980 Headley Court Levittown, PA 19057-4517.

JUDGMENT AMOUNT: \$ 277,238.01.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **EUGENE J. NEUMANN**.

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-02209

ALL THAT CERTAIN LOTS 77 & 76, **BRISTOL TOWNSHIP**.

TAX PARCEL #5-15-95.

PROPERTY ADDRESS: 3910 Newportville Road, Levittown, PA 19056.

IMPROVEMENTS: A DWELLING.

SOLD AS THE PROPERTY OF: **BRUCE A. HUBBARD AND ILLIANA S. HUBBARD**.

**LOUIS P. VITTI**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-02779

ALL THAT CERTAIN property located in the **BRISTOL TOWNSHIP**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #5-59-19.

PROPERTY ADDRESS: 702 Winder Drive, Bristol, PA 19007.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **KELVIN J. SPICER**.

**MICHAEL MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-03945

ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated June 30, 2010, among the land records of the County and State set forth above, in Deed Volume 6440, Page 35.

TAX PARCEL #05-036-339.

PROPERTY ADDRESS: 41 Young Birch Road, Levittown, PA 19057-3702, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DAVID T. JACKER**.

**JAIME R. ACKERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-04563

BANK OF AMERICA, N.A. v. VIRGINIA M. MAYER owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 1100 Spencer Drive, Croydon, PA 19021-6278.

TAX PARCEL #05-008-520.

PROPERTY ADDRESS: 1100 Spencer Drive, Croydon, PA 19021-6278.

JUDGMENT AMOUNT: \$ 120,329.63.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VIRGINIA M. MAYER**.

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-04781

WELLS FARGO BANK, N.A. v. WILLIAM L. FRANKLIN, JR. A/K/A WILLIAM FRANKLIN, JR. owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 5624 Fleetwing Drive, Levittown, PA 19057-4121.

TAX PARCEL #05-069-033.

PROPERTY ADDRESS: 5624 Fleetwing Drive, Levittown, PA 19057-4121.

JUDGMENT AMOUNT: \$ 74,615.91.

IMPROVEMENTS: RESIDENTIAL PROPERTY.



SOLD AS THE PROPERTY OF: **WILLIAM L. FRANKLIN, JR. A/K/A WILLIAM FRANKLIN, JR.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-04848  
CITIMORTGAGE, INC. v. JAMES A. HAMPTON AND MARCELLA HAMPTON F/K/A MARCELLA REESE owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 70 Manor Circle, Bristol, PA 19007-4528.

TAX PARCEL #05-077-019.

PROPERTY ADDRESS: 70 Manor Circle, Bristol, PA 19007-4528.

JUDGMENT AMOUNT: \$ 280,527.78.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES A. HAMPTON AND MARCELLA HAMPTON F/K/A MARCELLA REESE.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-04974  
ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated August 28, 2008, among the land records of the County and State set forth above, in Deed Volume 5924, Page 1513.

TAX PARCEL #05-070-127.

PROPERTY ADDRESS: 10 Jade Lane, Levittown, PA 19055-2528, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **LATONYA BULLOCK.**

**JAIME R. ACKERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-05885  
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE FOR THE

CERTIFICATEHOLDERS OF THE MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2, MORTGAGE PASS-THROUGH CERTIFICATE, SERIES 2006-2 v. THOMAS C. KAUPP, JR. AND MICHELE KAUPP owner(s) of property situate in **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 915 Mauri Avenue, Croydon, PA 19021-6290.

TAX PARCEL #05-008-465.

PROPERTY ADDRESS: 915 Mauri Avenue, Croydon, PA 19021-6290.

JUDGMENT AMOUNT: \$ 246,172.69.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS C. KAUPP, JR. AND MICHELE KAUPP.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-05938  
ALL THAT CERTAIN parcel of land lying and being situate in the **TOWNSHIP OF BRISTOL**, County of Bucks, and Commonwealth of Pennsylvania, bounded and described as follows:

BEING more fully described in a Deed dated October 30, 2007, among the land records of the County and State set forth above, in Deed Volume 5599, Page 230.

TAX PARCEL #05-036-109.

PROPERTY ADDRESS: 38 Blue Ridge Drive, Levittown, PA 19057-3042, Township of Bristol.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL J. RUTZ AND JULIANNE RUTZ.**

**JAIME R. ACKERMAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-06038  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWALT, INC, ALTERNATIVE LOAN TRUST 2007-17CB MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-17CB v. ROBERT JAMES AND LINDA SUE JAMES owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County,

Pennsylvania, being 20 Mintleaf Road, Levittown, PA 19056-3626.

TAX PARCEL #05-021-592.

PROPERTY ADDRESS: 20 Mintleaf Road, Levittown, PA 19056-3626.

JUDGMENT AMOUNT: \$ 160,165.82.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT JAMES AND LINDA SUE JAMES.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-06126

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-MLN1 v. MANDY E. ROSSI AND VINCENT P. ROSSI owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 30 Horseshoe Lane, Levittown, PA 19055-1324.

TAX PARCEL #05-046-098.

PROPERTY ADDRESS: 30 Horseshoe Lane, Levittown, PA 19055-1324.

JUDGMENT AMOUNT: \$ 192,235.65.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MANDY E. ROSSI AND VINCENT P. ROSSI.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-06508

ALL THAT CERTAIN lot, or parcel of land situate in Levittown in **BRISTOL TOWNSHIP**, Bucks County, PA designated as Lot No. 3173-R on a certain map entitled Subdivision Map Whitewood, Levittown, Section 42, dated August 14, 1953 and recorded in the Office of the Recorder of Deeds of Bucks County in Plan Book 7 page 9.

TAX PARCEL #05-037-044.

PROPERTY ADDRESS: 50 Goldenridge Drive, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DILIP LONDHE AND ANJALI LONDHE.**

**KRISTINE M. ANTHOU**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-06837

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR J.P. MORGAN ALTERNATIVE LOAN TRUST 2006-S1 v. MONIKA LISCHUK owner(s) of property situate in the **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania, being 3527 Llanberis Avenue, Bristol, PA 19007-2523.

TAX PARCEL #05-027-102-008.

PROPERTY ADDRESS: 3527 Llanberis Avenue, Bristol, PA 19007-2523.

JUDGMENT AMOUNT: \$ 204,378.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MONIKA LISCHUK.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07345

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK v. LILLIAN HUSBAND owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 43 Maroon Road, Levittown, PA 19056-3646.

TAX PARCEL #05-021-349.

PROPERTY ADDRESS: 43 Maroon Road, Levittown, PA 19056-3646.

JUDGMENT AMOUNT: \$ 157,332.20.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LILLIAN HUSBAND.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-07348

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF BRISTOL**, Bucks County, Pennsylvania.

TAX PARCEL #05-018-022.

PROPERTY ADDRESS: 1913 Ritter Avenue, Bristol, PA 19007.



IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **GINA DEMARIO A/K/A GINA M. DEMARIO.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07666

ALL THAT CERTAIN lot, piece or parcel of land, with the buildings and improvements thereon, Situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 2771-R on Subdivision Map of "Golden Ridge," Levittown, Section 40, filed in the Office of the Recorder of Deeds of Bucks County, Pennsylvania, on August 14, 1953 in Plan Book 7 page 3.

TAX PARCEL #05-037-446.

PROPERTY ADDRESS: 15 Greenbriar Road, Levittown, PA 19057.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JORGE A. SEQUEIRA AND COLLEEN SEQUEIRA.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07887

SOVEREIGN BANK, N.A., FORMERLY KNOWN AS SOVEREIGN BANK v. LINDA WOLF owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 300 State Road, Croydon, PA 19021-7439.

TAX PARCEL #05-007-276.

PROPERTY ADDRESS: 300 State Road, Croydon, PA 19021-7439.

JUDGMENT AMOUNT: \$ 227,847.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LINDA WOLF.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08524

GMAC MORTGAGE, LLC v. STEPHEN DANBERRY owner(s) of property situate in the **BRISTOL TOWNSHIP**, Bucks County, Pennsylvania, being 61 Yellowood Drive, Levittown, PA 19057-3707.

TAX PARCEL #05-040-012.

PROPERTY ADDRESS: 61 Yellowood Drive, Levittown, PA 19057-3707.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHEN DANBERRY.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-08599

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon, situate, lying and being at Levittown, in the **TOWNSHIP OF BRISTOL**, County of Bucks and Commonwealth of Pennsylvania, shown and designated as Lot Number 3813R on Subdivision Map of "Indian Creek" Levittown, Section 49, filed in the Office for the Recording of Deeds of Bucks County, Pennsylvania, on December 3, 1953, in Plan Book 7, Page 27.

TAX PARCEL #05-033-140.

PROPERTY ADDRESS: 5 Iroquois Road, Levittown, PA 19057.

IMPROVEMENTS: SINGLE FAMILY DWELLING.

SOLD AS THE PROPERTY OF: **DILIP LONDHE AND ANJALI LONDHE.**

**KRISTINE M. ANTHOU**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-10519

ALL THAT CERTAIN lot, piece or parcel of land with the buildings and improvements thereon erected Situate, lying and being at Levittown, **BRISTOL TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #5-35-197.

PROPERTY ADDRESS: 71 Autumn Lane, Levittown, PA 19055.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **DANIEL V. MCFADDEN AND CAROLANN G. MCFADDEN.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### BUCKINGHAM TOWNSHIP

DOCKET #2009-10007

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RFMSI 2007S3 v. JAMES R. BRAME A/K/A JAMES R. BRAME, SR. owner(s) of property situate in the **TOWNSHIP OF BUCKINGHAM**, Bucks County, Pennsylvania, being 2348 Quarry Road, Buckingham, PA 18912.

TAX PARCEL #06-010-233-001.

PROPERTY ADDRESS: 2348 Quarry Road, Buckingham, PA 18912.

JUDGMENT AMOUNT: \$ 1,655,373.22.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES R. BRAME A/K/A JAMES R. BRAME, SR.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### CHALFONT BOROUGH

DOCKET #2012-07719

CITIMORTGAGE, INC. S/B/M TO ABN AMRO MORTGAGE GROUP, INC. v. MARY R. MCDERMOTT AND EVA M. KOZARI owner(s) of property situate in the **BOROUGH OF CHALFONT**, Bucks County, Pennsylvania, being 347 Lenape Lane, Chalfont, PA 18914-3122.

TAX PARCEL #07-009-031.

PROPERTY ADDRESS: 347 Lenape Lane, Chalfont, PA 18914-3122.

JUDGMENT AMOUNT: \$ 392,546.38.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MARY R. MCDERMOTT AND EVA M. KOZARI.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### DOYLESTOWN TOWNSHIP

DOCKET #2012-07069

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected situate in **DOYLESTOWN TOWNSHIP**, Bucks County, Pennsylvania and described according to a Plan thereof made by Donald Weisel, Registered Surveyor dated February 28, 1957 and revised September 18, 1957 as, follows, to wit.

TAX PARCEL #09-019-005-002.

PROPERTY ADDRESS: 30 Duane Road, Doylestown, PA 18901.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **BRIAN W. GILBERT.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### DUBLIN BOROUGH

DOCKET #2010-07474

BANK OF AMERICA, N.A. v. SUSAN P. DOYLE A/K/A SUSAN P. MCGRATH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.

RAYMOND J. MCGRATH JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.

RICHARD MCGRATH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.

NORA A. SCHLEPPY, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.

RUTH OCHOA, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., DECEASED owner(s) of property situate in the

**BOROUGH OF DUBLIN**, Bucks County, Pennsylvania, being 156 Maple Avenue, Dublin, PA 18917-2406.

TAX PARCEL #10-003-001-001.

PROPERTY ADDRESS: 156 Maple Avenue, Dublin, PA 18917-2406.

JUDGMENT AMOUNT: \$ 234,484.16.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SUSAN P. DOYLE A/K/A SUSAN P. MCGRATH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.**

**RAYMOND J. MCGRATH JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.**

**RICHARD MCGRATH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.**

**NORA A. SCHLEPPY, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.**

**RUTH OCHOA, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR.**

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RAYMOND J. MCGRATH A/K/A RAYMOND J. MCGRATH SR., DECEASED.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### **DURHAM TOWNSHIP**

DOCKET #2009-09006

Parcel "B"

Beginning at a point, a corner of land of Stewart and William Little and the Commonwealth of Pennsylvania in or near the easterly side of U.S. 611 L.R. 156 said point being the southerly terminus of the survey tie to Parcel "A" as shown on said plan.

Being Parcel Nos: 11-5-110-1; 11-5-116; and 11-5-122.

Parcel "C"

Beginning at a point of reverse curve on the northwesterly side of U.S. Route 611, 60 feet wide, said point being the terminus of the northeasterly side of L.R. 386, 50 feet wide as shown on said plan.

Tax Parcel No: 11-5-117.

PROPERTY ADDRESS: 1499 Easton Road, **DURHAM TOWNSHIP**, PA.

IMPROVEMENTS: COMMERCIAL PROPERTY.

SOLD AS THE PROPERTY OF: **FURNANCE MILL, L.L.C.**

**FURNANCE MILL II, L.L.C.**

**JAMES R. WOOD**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2009-11907

GMAC MORTGAGE, LLC v. LEE B. FLEISCHMAN AND ROBERTA LYNN FLEISCHMAN owner(s) of property situate in the **DURHAM TOWNSHIP**, Bucks County, Pennsylvania, being 2514 Gallows Hill Road, Kintnersville, PA 18930-9700.

TAX PARCEL #11-004-023-001.

PROPERTY ADDRESS: 2514 Gallows Hill Road, Kintnersville, PA 18930-9700.

JUDGMENT AMOUNT: \$ 228,387.52.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LEE B. FLEISCHMAN AND ROBERTA LYNN FLEISCHMAN.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2010-04703

ALL THAT CERTAIN message and tracts of land situate in the **TOWNSHIP OF DURHAM**, in Bucks County, and State of Pennsylvania.

TAX PARCEL #11-006-010.

PROPERTY ADDRESS: 259 Old Furnace Road, Durham, PA 18039.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JOHN TINDALL III AND LUCINDA WAKEMAN TINDALL.**

**TERRENCE J. MCCABE**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2011-11136  
 [DESCRIPTION CAN BE FOUND  
 UNDER **NOCKAMIXON TOWNSHIP.**]

#### **EAST ROCKHILL TOWNSHIP**

DOCKET #2012-03995  
**WELLS FARGO BANK, NA v. MARITZA RODRIGUEZ, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY M. JOHNSON A/K/A MARY MAGDALINE JOHNSON** owner(s) of property situate in the **TOWNSHIP OF EAST ROCKHILL**, Bucks County, Pennsylvania, being 2554 Hill Road, Sellersville, PA 18960-1909.  
 TAX PARCEL #12-008-014.  
 PROPERTY ADDRESS: 2554 Hill Road, Sellersville, PA 18960-1909.  
 JUDGMENT AMOUNT: \$ 161,739.64.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **MARITZA RODRIGUEZ, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF MARY M. JOHNSON A/K/A MARY MAGDALINE JOHNSON.**  
**PHELAN HALLINAN**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **FALLS TOWNSHIP**

DOCKET #2012-03262  
 ALL THAT CERTAIN lot or piece of land situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being Lot Number 237 as shown on the Plan of Fairless Hills, PA, Unit H Section 1, laid out by Danherst Corporation and recorded in the Office for the Recording of Deeds in and for Bucks County, Pennsylvania in Plan Book Vol. 7 Page 17.  
 Having erected thereon a one-story house, known as 218 Tewksbury Road.  
 TOGETHER with all appliances installed therein or thereon.  
 For chain of title, see Deed Book Volume 1259 Page 53.

BEING Tax Map Parcel Number: 13-2-210.  
 PROPERTY: 218 Tewksbury Road, Fairless Hills, PA 19030.

IMPROVEMENTS: RESIDENTIAL DWELLING.  
 SOLD AS THE PROPERTY OF: **JAMES MITCHELL AND MARIANNE MITCHELL.**  
**MARTHA E. VON ROSENSTIEL**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-10348  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE LLC, S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. SANTO J. PAGNANI AND SALLIE E. PAGNANI** owner(s) of property situate in the **TOWNSHIP OF FALLS**, Bucks County, Pennsylvania, being 8 Tapered Oak Lane, Levittown, PA 19054-2224.  
 TAX PARCEL #13-023-209.  
 PROPERTY ADDRESS: 8 Tapered Oak Lane, Levittown, PA 19054-2224.  
 JUDGMENT AMOUNT: \$ 272,083.42.  
 IMPROVEMENTS: RESIDENTIAL PROPERTY.  
 SOLD AS THE PROPERTY OF: **SANTO J. PAGNANI AND SALLIE E. PAGNANI.**  
**PHELAN HALLINAN**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

#### **HILLTOWN TOWNSHIP**

DOCKET #2010-02200  
 PARCEL NO. 15-28-150.  
 PROPERTY ADDRESS: 2331 Hilltown Pike, Perkasio, PA 18944. (**HILLTOWN TOWNSHIP.**)  
 IMPROVEMENTS: RESIDENTIAL DWELLING W/ONE STORY GARAGE AND 1.15 ACRES.  
 SOLD AS THE PROPERTY OF: **BRYAN T. METZKER, JOSANNA L. METZKER AND THE UNITED STATES OF AMERICA.**  
**EVERETT K. SHEINTOCH**, Esquire  
**EDWARD J. DONNELLY**, Sheriff  
 Sheriff's Office, Doylestown, PA

**DOCKET #2011-07596**

WELLS FARGO BANK, N.A. v. ANTHONY STAROPOLI, MICHAEL STAROPOLI AND PATTY M. STAROPOLI owner(s) of property situate in the **TOWNSHIP OF HILLTOWN**, Bucks County, Pennsylvania, being 312 Route 152, Perkasio, PA 18944-2627.

TAX PARCEL #15-028-027-004.

PROPERTY ADDRESS: 312 Route 152, Perkasio, PA 18944-2627.

JUDGMENT AMOUNT: \$ 293,771.02.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ANTHONY STAROPOLI, MICHAEL STAROPOLI AND PATTY M. STAROPOLI.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**IVYLAND BOROUGH****DOCKET #2012-07803**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2007-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2 v. LORENE F. WITMER AND JOSEPH CASADONTI owner(s) of property situate in the **BOROUGH OF IVYLAND**, Bucks County, Pennsylvania, being 106 West Bristol Road, Warminster, PA 18974-1704.

TAX PARCEL #17-005-010-001.

PROPERTY ADDRESS: 106 West Bristol Road, Warminster, PA 18974-1704.

JUDGMENT AMOUNT: \$ 605,550.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORENE F. WITMER AND JOSEPH CASADONTI.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**LOWER MAKEFIELD TOWNSHIP****DOCKET #2010-05138**

ALL THAT CERTAIN unit in the property known, named and identified as Cedar Hollow, a Condominium, located in the **TOWNSHIP**

**OF LOWER MAKEFIELD**, County of Bucks, Commonwealth of Pennsylvania.

TAX PARCEL #20-015-142-117.

PROPERTY ADDRESS: 569 Cedar Hollow Drive, Lower Makefield, PA.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JACQUELINE C. MOONEY AND GERALDINE D. MOONEY.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2012-06682**

ALL THAT CERTAIN lot or piece of ground situate in the **TOWNSHIP OF LOWER MAKEFIELD**, County of Bucks and Commonwealth of Pennsylvania, described according to a record plan of Phase 4 Dolington Estates, made by Eastern States Engineering, Inc. dated 8/7/1992 and last revised 5/28/1997 and recorded in the Office of the Recorder of Deeds Doylestown Pennsylvania in Plan Book 289 page 90.

BEING Lot Number 4 on said plan.

BEING the same property conveyed to Gregory J. Lezynski and Jacqueline P. Lezynski, Husband and Wife, by Deed from Dolington Estates, L.P. dated 6/30/1999 and recorded 7/6/1999 in Land Record Book 1871, page 2305, in the Office of the Recorder of Deeds of Bucks County, Pennsylvania.

TAX PARCEL #20-79-37.

PROPERTY ADDRESS: 1984 Amber Drive, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GREGORY LEZYNSKI AND JACQUELINE LEZYNSKI.**

**SARAH ELIA**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**DOCKET #2012-07764**

JP MORGAN CHASE BANK NATIONAL ASSOCIATION v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVE WOLF, DECEASED owner(s) of property situate in the

**TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 458 Scott Court, Yardley, PA 19067-7210.

TAX PARCEL #20-071-136.

PROPERTY ADDRESS: 458 Scott Court, Yardley, PA 19067-7210.

JUDGMENT AMOUNT: \$ 338,517.90.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVE WOLF, DECEASED.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2013-00028**

WELLS FARGO BANK, N.A. v. LUCY K. FOLGER A/K/A LUCY MAE FOLGER A/K/A LUCY KENNEY FOLGER A/K/A LUCY MAE KENNY A/K/A LUCY M. FOLGER owner(s) of property situate in the **TOWNSHIP OF LOWER MAKEFIELD**, Bucks County, Pennsylvania, being 994 Yorkshire Drive, Yardley, PA 19067-4512.

TAX PARCEL #20-037-270.

PROPERTY ADDRESS: 994 Yorkshire Drive, Yardley, PA 19067-4512.

JUDGMENT AMOUNT: \$ 124,173.92.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LUCY K. FOLGER A/K/A LUCY MAE FOLGER A/K/A LUCY KENNEY FOLGER A/K/A LUCY MAE KENNY A/K/A LUCY M. FOLGER.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**LOWER SOUTHAMPTON TOWNSHIP**

**DOCKET #2012-02210**

ALL THAT CERTAIN situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #21-009-096-001.

PROPERTY ADDRESS: 83 Windswept Drive, Feasterville Trevose, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **HOWARD C. TIEMANN, JR. AND MELISSA D. TIEMANN.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2010-10322**

ALL THAT CERTAIN Lot or piece of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF LOWER SOUTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #21-012-109.

PROPERTY ADDRESS: 112 Woodbine Avenue, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **MARIE Y. DODAIN.**

**TERRENCE J. MCCABE**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**DOCKET #2013-00136**

ALL THAT CERTAIN lot of land situate in **TOWNSHIP OF LOWER SOUTHAMPTON**, Bucks County, Pennsylvania.

TAX PARCEL #21-002-002-042.

PROPERTY ADDRESS: 152 Mallard Road, Feasterville, PA 19053.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **JEANNE C. KRAUSE.**

**MARK J. UDREN**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**MIDDLETOWN TOWNSHIP**

**DOCKET #2010-01811**

GMAC MORTGAGE, LLC v. ANITA F. LEGETTE owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 57 Rust Hill Road, Levittown, PA 19056-2311.

TAX PARCEL #22-054-217.

PROPERTY ADDRESS: 57 Rust Hill Road, Levittown, PA 19056-2311.



JUDGMENT AMOUNT: \$ 168,860.09.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **ANITA F. LEGETTE.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2010-10102

ALL THAT CERTAIN lot or tract of land,  
situate in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks, and  
Commonwealth of Pennsylvania.

TAX PARCEL #22-81-356.

PROPERTY ADDRESS: 252 Paxson Lane,  
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL REAL  
ESTATE.

SOLD AS THE PROPERTY OF: **MARIA K. MAHER AND SHAWN MAHER.**

**STEVEN K. EISENBERG**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2011-09756

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF THE CWABS  
INC., ASSET-BACKED CERTIFICATES,  
SERIES 2006-11 v. ROBERT E. SALVATI  
A/K/A ROBERT EDWARD SALVALTI  
A/K/A ROBERT SALVATI AND  
ELIZABETH L. SALVATI A/K/A  
ELIZABETH SALVATI owner(s) of  
property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County,  
Pennsylvania, being 19 Honey Locust Road,  
Levittown, PA 19056-1124.

TAX PARCEL #22-046-179.

PROPERTY ADDRESS: 19 Honey Locust  
Road, Levittown, PA 19056-1124.

JUDGMENT AMOUNT: \$ 275,097.70.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **ROBERT E. SALVATI A/K/A ROBERT EDWARD SALVALTI A/K/A ROBERT SALVATI AND ELIZABETH L. SALVATI A/K/A ELIZABETH SALVATI.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-07050

ALL THAT CERTAIN lot or piece of  
ground, with the buildings and improvements  
thereon erected, situate, lying and being in  
the **TOWNSHIP OF MIDDLETOWN**,  
County of Bucks and Commonwealth of  
Pennsylvania, being Lot 18, Section "A" as  
shown on Plan or Lots of the Neshaminy  
Park Association at Parkland, PA., Recorded  
in the Office for the Recording of Deeds for  
said County, in Deed Book 222 Page 640,  
more particularly bounded and described as  
follows.

TAX PARCEL #22-16-252.

PROPERTY ADDRESS: 1006 Avenue B,  
Langhorne, PA 19047.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS A. BERNARD.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-07384

ALL THAT CERTAIN or piece of land with  
the building and improvements thereon  
situate lying and being Levittown in the  
**TOWNSHIP OF MIDDLETOWN**, County  
of Bucks, Commonwealth of Pennsylvania  
shown and designated as Lot No. 691C on  
Amended Subdivision Map of "Forsythia  
Gate" Levittown Section 73 and Amended  
Map of a Portion of Plot B "Snowball Gate"  
Levittown Section 61 filed in the Office of  
the Recorder of Deeds of Bucks County, PA  
on June 24, 1957 in Plan Book 14 Page 14  
more fully bounded and described as follows,  
to wit.

TAX PARCEL #22-050-272.

PROPERTY ADDRESS: 25 Foxglove Road,  
Levittown, PA 19056.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **WENDY LEE SWEENEY.**

**GREGORY JAVARDIAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-08595

DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RFMSI 2007S5 v. KATHLEEN CAMERON AND MARVIN DEAN owner(s) of property situate in the **TOWNSHIP OF MIDDLETOWN**, Bucks County, Pennsylvania, being 2 Red Ridge Road, Levittown, PA 19056-2314.

TAX PARCEL #22-061-054.

PROPERTY ADDRESS: 2 Red Ridge Road, Levittown, PA 19056-2314.

JUDGMENT AMOUNT: \$ 275,490.94.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KATHLEEN CAMERON AND MARVIN DEAN.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2013-00328

ALL THAT CERTAIN lots or pieces of land with the buildings and improvements thereon erected located in the **TOWNSHIP OF MIDDLETOWN**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #22-045-073-001.

PROPERTY ADDRESS: 624 Madison Avenue, Langhorne, PA 19047.

IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **THOMAS P. MCLAUGHLIN.**

**MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### MORRISVILLE BOROUGH

DOCKET #2007-04303-27-1

CITIBANK, N.A. AS TRUSTEE FOR CHASE MANHATTAN MORTGAGE 02-3 v. LOUISETTE R. TITUS owner(s) of property situate in the **BOROUGH OF MORRISVILLE**, Bucks County, Pennsylvania, being 269 Althea Avenue, Morrisville, PA 19067-2261.

TAX PARCEL #24-003-046.

PROPERTY ADDRESS: 269 Althea Avenue, Morrisville, PA 19067-2261.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LOUISETTE R. TITUS.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### NEW BRITAIN TOWNSHIP

DOCKET #2013-00535

ALL THAT CERTAIN Lot of land situate in **TOWNSHIP OF NEW BRITAIN**, Bucks County, Pennsylvania.

TAX PARCEL #26-24-53.

PROPERTY ADDRESS: 3 Clover Lane, Chalfont, PA 18914.

IMPROVEMENTS: RESIDENTIAL HOUSE DWELLING.

SOLD AS THE PROPERTY OF: **DARREN W. SCHAAF AND ELLEN M. SCHAAF.**

**MARK J. UDREN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

### NEWTOWN TOWNSHIP

DOCKET #2010-10514

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING LP v. MICHELLE HUGHES AND MARK HUGHES owner(s) of property situate in the **TOWNSHIP OF NEWTOWN**, Bucks County, Pennsylvania, being 18 Skyview Way, Newtown, PA 18940-1184.

TAX PARCEL #29-004-227.

PROPERTY ADDRESS: 18 Skyview Way, Newtown, PA 18940-1184.

JUDGMENT AMOUNT: \$ 198,509.04.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHELLE HUGHES AND MARK HUGHES.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

DOCKET #2012-00774

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER CHASE HOME FINANCE, LLC v. LORI RENEE BYERS owner(s) of property situate in the **TOWNSHIP OF NEWTOWN**, Bucks

County, Pennsylvania, being 11 Garrison Place, Newtown, PA 18940-1711.

TAX PARCEL #29 026 134.

PROPERTY ADDRESS: 11 Garrison Place, Newtown, PA 18940-1711.

JUDGMENT AMOUNT: \$ 391,504.06.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **LORI RENEE BYERS.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-06646

ALL THAT CERTAIN lot or piece of ground, Hereditaments and Appurtenances, SITUATE in the **TOWNSHIP OF NEWTOWN**, County of Bucks and State of Pennsylvania, described according to an amended Final Plan of "NEWTOWN CROSSING PRD SECTION MF1" made by J.G. Park Associates, Inc., dated November 7, 1985 and last revised December 31, 1985 recorded in and for the County of Bucks at Doylestown, Pennsylvania.

TAX PARCEL #29-025-421.

PROPERTY ADDRESS: 42 Wyckwood Court 1 a/k/a 42 Wyckwood Court, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **STEPHANIE DZURKOC.**

**GREGORY JAVARDIAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07481

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. WARREN DUFOUR, JANET DUFOUR, ELIZABETH A. DUFOUR AND ANGELA R. FARIO owner(s) of property situate in the **TOWNSHIP OF NEWTOWN**, Bucks County, Pennsylvania, being 200 Leedom Way Unit 136, Newtown, PA 18940-2323.

TAX PARCEL #29-024-261-136.

PROPERTY ADDRESS: 200 Leedom Way Unit 136, Newtown, PA 18940-2323.

JUDGMENT AMOUNT: \$ 213,519.12.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WARREN DUFOUR, JANET DUFOUR, ELIZABETH A. DUFOUR AND ANGELA R. FARIO.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-07538

WELLS FARGO BANK, N.A. SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, N.A., F/K/A NORWEST BANK MINNESOTA, N.A., SOLELY AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR5 v. MAXIM VOVK AND YANA VOVK owner(s) of property situate in the **TOWNSHIP OF NEWTOWN**, Bucks County, Pennsylvania, being 11 Essex Place, Newtown, PA 18940-1707.

TAX PARCEL #29-026-086, 29-026-086-001.

PROPERTY ADDRESS: 11 Essex Place, Newtown, PA 18940-1707.

JUDGMENT AMOUNT: \$ 288,598.58.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MAXIM VOVK AND YANA VOVK.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**NOCKAMIXON TOWNSHIP**

DOCKET #2011-11136

GMAC MORTGAGE, LLC v. KEVIN P. DOLAN owner(s) of property situate in the **TOWNSHIP OF NOCKAMIXON and partly in the TOWNSHIP OF DURHAM**, Bucks County, Pennsylvania, being 9754 Easton Road, Kintnersville, PA 18930-1654.

TAX PARCEL #30-008-011.

PROPERTY ADDRESS: 9754 Easton Road, Kintnersville, PA 18930-1654.

JUDGMENT AMOUNT: \$ 275,180.41.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **KEVIN P. DOLAN.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**NORTHAMPTON TOWNSHIP**

DOCKET #2007-09458-25-1

ALL THAT CERTAIN situate in the **TOWNSHIP OF NORTHAMPTON** in Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #31-63-118.

PROPERTY ADDRESS: 104 Lempa Road, Holland, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **JAMES SULLIVAN A/K/A JAMES J. SULLIVAN, JR. AND JANET SULLIVAN A/K/A JANET S. SULLIVAN.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2009-00452-19-1

ALL THAT CERTAIN triangular shaped piece or parcel of land with the buildings and improvements thereon erected located in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #31-026-001.

PROPERTY ADDRESS: 8 Buck Road, Holland, PA 18966.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **GIOVANNI FAIA.**

**MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2009-11533

ALL THAT CERTAIN lot or piece of ground together with the buildings and improvements thereon erected, Situate in the **TOWNSHIP OF NORTHAMPTON**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #31-087-028.

PROPERTY ADDRESS: 38 Arabian Way, Southampton, PA 18966.

IMPROVEMENTS: RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **ALEKSANDR ZIMOVETS AND IRINA ZIMOVETS.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-04143

ALL THAT CERTAIN Unit in the property known, named and identified as Classic/ Colonnade Condominium, located in **NORTHAMPTON TOWNSHIP**, Bucks County, Commonwealth of Pennsylvania.

TAX PARCEL #31-67-369-775A.

PROPERTY ADDRESS: 1701 Hopkins Court, Unit No. 775A, Holland, PA 18966.

IMPROVEMENTS: CONDOMINIUM.

SOLD AS THE PROPERTY OF: **JOHN C. CURRY JR.**

**TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**PERKASIE BOROUGH**

DOCKET #2007-02337-33-1

U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-NC1 v. JOHN PUNTEL, ADMINISTRATOR AND HEIR OF THE ESTATE OF MARINO A. PUNTEL

MARYANN PUNTEL, HEIR OF THE ESTATE OF MARINO A. PUNTEL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARINO A. PUNTEL, DECEASED owner(s) of property situate in the **BOROUGH OF PERKASIE**, Bucks County, Pennsylvania, being 635 Shadywood Drive, Perkasio, PA 18944.

TAX PARCEL #33-007-080.

PROPERTY ADDRESS: 635 Shadywood Drive, Perkasio, PA 18944.

JUDGMENT AMOUNT: \$ 483,098.72.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JOHN  
 PUNTEL, ADMINISTRATOR AND HEIR  
 OF THE ESTATE OF MARINO A. PUNTEL  
 MARYANN PUNTEL, HEIR OF THE  
 ESTATE OF MARINO A. PUNTEL  
 UNKNOWN HEIRS, SUCCESSORS,  
 ASSIGNS, AND ALL PERSONS, FIRMS,  
 OR ASSOCIATIONS CLAIMING RIGHT,  
 TITLE OR INTEREST FROM OR UNDER  
 MARINO A. PUNTEL, DECEASED.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-06834  
 US BANK NATIONAL ASSOCIATION, AS  
 TRUSTEE FOR CITIGROUP MORTGAGE  
 LOAN TRUST, INC. 2006-NC1, ASSET-  
 BACKED PASS-THROUGH  
 CERTIFICATES SERIES 2006-NC1 v.  
 JASON MOODY AND SONIA MOODY  
 owner(s) of property situate in the  
**BOROUGH OF PERKASIE**, Bucks County,  
 Pennsylvania, being 606 Essex Court,  
 Perkasio, PA 18944-1267.  
 TAX PARCEL #33-009-183.  
 PROPERTY ADDRESS: 606 Essex Court,  
 Perkasio, PA 18944-1267.  
 JUDGMENT AMOUNT: \$ 251,463.05.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **JASON  
 MOODY AND SONIA MOODY.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### PLUMSTEAD TOWNSHIP

DOCKET #2012-04417  
 WELLS FARGO BANK, N.A., S/B/M  
 WELLS FARGO FARGO HOME  
 MORTGAGE, INC. v. DONNA L.  
 DOUGHERTY owner(s) of property situate  
 in the **PLUMSTEAD TOWNSHIP**, Bucks  
 County, Pennsylvania, being 4965 Windy  
 Meadow Court, Pipersville, PA 18947-1042.  
 TAX PARCEL #34-048-088.  
 PROPERTY ADDRESS: 4965 Windy  
 Meadow Court, Pipersville, PA 18947-1042.

JUDGMENT AMOUNT: \$ 216,055.15.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **DONNA  
 L. DOUGHERTY.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

DOCKET #2012-07475  
 DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, AS TRUSTEE FOR THE  
 CERTIFICATEHOLDERS OF MERRILL  
 LYNCH MORTGAGE INVESTORS  
 TRUST, MORTGAGE LOAN ASSET-  
 BACKED CERTIFICATES, SERIES 2007-  
 MLN1 v. THEODORE E. MUNN AND  
 KATHY M. MUNN owner(s) of property  
 situate in **PLUMSTEAD TOWNSHIP**,  
 Bucks County, Pennsylvania, being 4965  
 Gayman Road, Doylestown, PA 18902-  
 9011.  
 TAX PARCEL #34-011-036.  
 PROPERTY ADDRESS: 4965 Gayman Road,  
 Doylestown, PA 18902-9011.  
 JUDGMENT AMOUNT: \$ 292,782.05.  
 IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.  
 SOLD AS THE PROPERTY OF: **THEODORE  
 E. MUNN AND KATHY M. MUNN.**  
**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

#### QUAKERTOWN BOROUGH

DOCKET #2011-00235  
 ALL THAT CERTAIN lot or piece of  
 ground, situate in **QUAKERTOWN  
 BOROUGH**, Bucks County and  
 Commonwealth of Pennsylvania.  
 TAX PARCEL #35-6-48-108.  
 PROPERTY ADDRESS: 217 Jefferson Court,  
 Quakertown, PA 18951.  
 IMPROVEMENTS: RESIDENTIAL  
 DWELLING.  
 SOLD AS THE PROPERTY OF: **WILLIAM  
 E. YERKES, JR.**  
**TERRENCE J. MCCABE**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

## DOCKET #2010-07087

WELLS FARGO BANK, N.A. v. LYNDA F. RUSSELL owner(s) of property situate in the **BOROUGH OF QUAKERTOWN**, Bucks County, Pennsylvania, being 731 Juniper Street, Quakertown, PA 18951-1509. TAX PARCEL #35-004-248. PROPERTY ADDRESS: 731 Juniper Street, Quakertown, PA 18951-1509. JUDGMENT AMOUNT: \$ 118,292.25. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **LYNDA F. RUSSELL**. **PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-07344

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the **BOROUGH OF QUAKERTOWN**, County of Bucks and State of Pennsylvania. TAX PARCEL #35-1-139. PROPERTY ADDRESS: 25 Dewsbury Lane, Quakertown, PA 18951. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **ANITA J. SHIVE**. **TERRENCE J. MCCABE**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

**RICHLAND TOWNSHIP**

## DOCKET #2008-05300-29-1

ALL THAT CERTAIN message and four town lots or pieces of land located in the **TOWNSHIP OF RICHLAND**, County of Bucks and Commonwealth of Pennsylvania. TAX PARCEL #36-27-36. PROPERTY ADDRESS: 185 Perkasio Avenue, Quakertown, PA 18951. IMPROVEMENTS: SINGLE FAMILY RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **PAULA M. FUNK, EARLE W. YERKES AND THE UNITED STATES OF AMERICA**. **MICHAEL T. MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-03875

ALL THAT CERTAIN lot or place of ground with the buildings and improvements thereon erected, situate in the **TOWNSHIP OF RICHLAND**, County of Bucks, Pa., bounded and described according to a Subdivision Plan of "Ahlurn Tract" prepared by Charles E. Shoemaker, Inc., Engineers and Surveyors dated 8/27/1999 and last revised 1/25/2002 and recorded in the Recorder of Deeds in Bucks County, PA in Plan Book 308 page 24 as follows, to wit. TAX PARCEL #36-021-239. PROPERTY ADDRESS: 1433 Cobblestone Way, Quakertown, PA 18951. IMPROVEMENTS: RESIDENTIAL DWELLING. SOLD AS THE PROPERTY OF: **JACQUELINE MCCUSKER**. **CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-04948

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION v. HERIBERTO HONRADO owner(s) of property situate in the **TOWNSHIP OF RICHLAND**, Bucks County, Pennsylvania, being 1141 School House Lane, Quakertown, PA 18951-2453. TAX PARCEL #36-022-167. PROPERTY ADDRESS: 1141 School House Lane, Quakertown, PA 18951-2453. JUDGMENT AMOUNT: \$ 216,283.57. IMPROVEMENTS: RESIDENTIAL PROPERTY. SOLD AS THE PROPERTY OF: **HERIBERTO HONRADO**. **PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-08651

ALL THAT CERTAIN message and tract of land, together with the dwelling now therein erected, situate in **RICHLAND TOWNSHIP**, Bucks County, and State of Pennsylvania, known as 755 East Cherry Road, Quakertown, bounded and described as follows, to wit. TAX PARCEL #36-009-141. PROPERTY ADDRESS: 755 East Cherry Road, Quakertown, PA 18951, Richland Township.



IMPROVEMENTS: SINGLE FAMILY  
RESIDENTIAL DWELLING.  
SOLD AS THE PROPERTY OF: **DAN  
PALCHANES.**

**JEFFREY G. TRAUGER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**RIEGELSVILLE BOROUGH**

DOCKET #2012-00015

BANK OF AMERICA, N.A. SUCCESSOR BY  
MERGER TO BAC HOME LOANS  
SERVICING, LP v. TERESA M. REILLY-  
FUNK A/K/A TERESA M. FUNK A/K/A  
TERESA MARIE FUNK owner(s) of  
property situate in the **BOROUGH OF  
RIEGELSVILLE**, Bucks County,  
Pennsylvania, being 1107 Easton Road,  
Riegelsville, PA 18077-7206.  
TAX PARCEL #38-006-066-001.

PROPERTY ADDRESS: 1107 Easton Road,  
Riegelsville, PA 18077-7206.

JUDGMENT AMOUNT: \$ 150,942.07.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **TERESA  
M. REILLY-FUNK A/K/A TERESA M. FUNK  
A/K/A TERESA MARIE FUNK.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**SELLERSVILLE BOROUGH**

DOCKET #2012-04210

WELLS FARGO BANK, N.A. v. PHYLLIS  
KOSIK owner(s) of property situate in the  
**SELLERSVILLE BOROUGH**, Bucks  
County, Pennsylvania, being 111 Green St,  
Sellersville, PA 18960-2409.

TAX PARCEL #39-005-178.

PROPERTY ADDRESS: 111 Green St,  
Sellersville, PA 18960-2409.

JUDGMENT AMOUNT: \$ 147,902.88.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PHYLLIS  
KOSIK.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**SOLEBURY TOWNSHIP**

DOCKET #2012-07725

NATIONSTAR MORTGAGE, LLC v.  
EDMONDO CRIMI AND LAURA CRIMI  
owner(s) of property situate in the  
**TOWNSHIP OF SOLEBURY**, Bucks  
County, Pennsylvania, being 6510 Fleecydale  
Road a/k/a 3686 RT 202, Carversville,  
PA 18913.

Parcel No. 1: 41-002-031.

Parcel No. 2: 41-002-031-001.

PROPERTY ADDRESS: 6510 Fleecydale  
Road a/k/a 3686 RT 202, Carversville,  
PA 18913.

JUDGMENT AMOUNT: \$ 1,277,923.46.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF:  
**EDMONDO CRIMI AND LAURA CRIMI.  
PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2013-00449

BEING County Parcel Number 41-46-30.

817 Yearling Drive, New Hope, PA 18938,  
**SOLEBURY TOWNSHIP.**

IMPROVEMENTS: A RESIDENTIAL  
DWELLING.

SOLD AS THE PROPERTY OF: **WILLIAM  
A. HAMLER AND SUSAN HAMLER.**

**CHRISTOPHER A. DENARDO**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

**SPRINGFIELD TOWNSHIP**

DOCKET #2011-05328-32-6

ALL THAT CERTAIN lot or piece of  
ground, hereditaments and appurtenances,  
SITUATE East of Nemeth Road (T-489),  
located in the **TOWNSHIP OF  
SPRINGFIELD**, County of Bucks and State  
of Pennsylvania.

TAX PARCEL #42-005-084.

PROPERTY ADDRESS: 2750 Giffert Way,  
Springfield Twp, PA.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.

SOLD AS THE PROPERTY OF: **PAMELA  
J. CRAPO.**

**JAMES R. WOOD**, Esquire

EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**TINICUM TOWNSHIP**

DOCKET #2010-03578

Parcel No. 44-14-64-1.

Location of property: 497 Cafferty Road,  
 Pipersville, PA 18947, **TINICUM  
 TOWNSHIP**.

Seized and taken in execution as the property  
 of: Andrew Lykon, Jr.

Real debt: \$920,056.84.

IMPROVEMENTS: SINGLE FAMILY  
 DWELLING - TWO STORY WITH 5  
 BEDROOMS, 4 ½ BATHS, ONE STORY  
 GARAGE.

SOLD AS THE PROPERTY OF: **ANDREW  
 LYKON**.

**JOEL S. TODD**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

**UPPER MAKEFIELD TOWNSHIP**

DOCKET #2010-07054

ALL THAT CERTAIN lot or piece of ground  
 situate in the **TOWNSHIP OF UPPER  
 MAKEFIELD**, County of Bucks,  
 Commonwealth of Pennsylvania, described  
 according to a Minor Subdivision Plan  
 prepared for Lewis and JoAnn Woodman  
 dated 10/9/1992 last revised 5/7/1993 in  
 Bucks County in Plan Book 273 page 70.  
 BEING all of Lot No. 2 as shown on the said  
 plan.

TAX PARCEL NUMBER 47-4-86-1.

PROPERTY: 1415 Wrightstown Road,  
 Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL  
 DWELLING.

SOLD AS THE PROPERTY OF: **JOLANTA  
 SEDKOWSKI**.

**MARTHA E. VON ROSENSTIEL**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2011-04404

ALL THAT CERTAIN message tenement  
 and tract of land situate in the **TOWNSHIP  
 OF UPPER MAKEFIELD**, County of Bucks,  
 Pennsylvania.

TAX PARCEL #47-007-049 and 47-009-018.

PROPERTY ADDRESS: 371 Stoneybrook  
 Road, Newtown, Bucks County, PA.  
 IMPROVEMENTS: 2 STORY FARMHOUSE  
 APPROX. 2,292 S/F W/APPROX. 4 ROOMS  
 AND 3 BATHS.

SOLD AS THE PROPERTY OF: **DALE W.  
 THORPE AND RENEE M. THORPE**.

**JOHN K. FLORILLO**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2011-09699

BANK OF AMERICA, N.A. S/B/M TO BAC  
 HOME LOANS SERVICING, LP F/K/A  
 COUNTRYWIDE HOME LOANS  
 SERVICING, LP v. WILLIAM PAUL  
 GALICZYNSKI A/K/A WILLIAM P.  
 GALICZYNSKI AND VICTORIA  
 GALICZYNSKI A/K/A VICTORIA L.  
 GALICZYNSKI owner(s) of property situate  
 in the **TOWNSHIP OF UPPER MAKEFIELD**,  
 Bucks County, Pennsylvania, being 1059 Eagle  
 Road, Newtown, PA 18940-2825.

TAX PARCEL #47-006-001.

PROPERTY ADDRESS: 1059 Eagle Road,  
 Newtown, PA 18940-2825.

JUDGMENT AMOUNT: \$ 908,049.28.

IMPROVEMENTS: RESIDENTIAL  
 PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM  
 PAUL GALICZYNSKI A/K/A WILLIAM  
 P. GALICZYNSKI AND VICTORIA  
 GALICZYNSKI A/K/A VICTORIA L.  
 GALICZYNSKI**.

**PHELAN HALLINAN**, Esquire  
 EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

---

DOCKET #2012-01880

ALL THAT CERTAIN lot or piece of  
 ground, situate in **UPPER MAKEFIELD  
 TOWNSHIP**, County of Bucks, and  
 Commonwealth of Pennsylvania.

TAX PARCEL #47-8-18-5.

PROPERTY ADDRESS: 1513 Wrightstown  
 Road, Newtown, PA 18940.

IMPROVEMENTS: RESIDENTIAL REAL  
 ESTATE.

SOLD AS THE PROPERTY OF: **MICHAEL  
 F. BRADLEY AND SHANNA K. BRADLEY.  
 KEVIN P. DISKIN**, Esquire

EDWARD J. DONNELLY, Sheriff  
 Sheriff's Office, Doylestown, PA

**UPPER SOUTHAMPTON TOWNSHIP**

DOCKET #2011-11139

WELLS FARGO BANK, N.A. v. ROSS RABELOW AND MADELEINE RABELOW owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 549 Jason Drive, Southampton, PA 18966-4059.

TAX PARCEL #48-024-049-031.

PROPERTY ADDRESS: 549 Jason Drive, Southampton, PA 18966-4059.

JUDGMENT AMOUNT: \$ 303,857.76.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **ROSS RABELOW AND MADELEINE RABELOW**.

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2012-04583

BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP F/K/A COUNTRYWIDE HOME LOANS SERVICING, LP v. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MICHAEL MARTINES, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY A. MARTINES, DECEASED owner(s) of property situate in the **TOWNSHIP OF UPPER SOUTHAMPTON**, Bucks County, Pennsylvania, being 627 Paddock Road, Southampton, PA 18966-3516.

TAX PARCEL #48-014-078.

PROPERTY ADDRESS: 627 Paddock Road, Southampton, PA 18966-3516.

JUDGMENT AMOUNT: \$ 150,712.57.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT**

**TITLE OR INTEREST FROM OR UNDER MICHAEL MARTINES, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY A. MARTINES, DECEASED.**

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

**WARMINSTER TOWNSHIP**

DOCKET #2009-13081

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF HSI ASSET SECURITIZATION CORPORATION TRUST 2007-NC1 v. CARMELA R. HEENAN AND FRANK W. HEENAN owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1252 Beverly Road, Warminster, PA 18974-3906.

TAX PARCEL #49-006-111.

PROPERTY ADDRESS: 1252 Beverly Road, Warminster, PA 18974-3906.

JUDGMENT AMOUNT: \$ 383,423.59.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CARMELA R. HEENAN AND FRANK W. HEENAN**.

**PHELAN HALLINAN**, Esquire

EDWARD J. DONNELLY, Sheriff

Sheriff's Office, Doylestown, PA

DOCKET #2010-09296

CITIMORTGAGE, INC., S/B/M TO PRINCIPAL RESIDENTIAL MORTGAGE INC. v. WILLIAM J. MCFADDEN A/K/A WILLIAM JOSEPH MCFADDEN AND PATRICIA L. MCFADDEN owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1264 Barness Drive, Warminster, PA 18974-1903.

Parcel No. 1: 49-037-006.

Parcel No. 2: 49-037-007.

PROPERTY ADDRESS: 1264 Barness Drive, Warminster, PA 18974-1903.

JUDGMENT AMOUNT: \$ 62,475.42.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **WILLIAM J. MCFADDEN A/K/A WILLIAM JOSEPH MCFADDEN AND PATRICIA L. MCFADDEN.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-00931

WELLS FARGO BANK, N.A. v. THOMAS J. LEVEN A/K/A THOMAS LEVEN AND ROBIN A. LEVEN owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 136 Newtown Rd, Warminster, PA 18974-5204.

TAX PARCEL #49-025-017.

PROPERTY ADDRESS: 136 Newtown Rd, Warminster, PA 18974-5204.

JUDGMENT AMOUNT: \$ 230,822.36.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **THOMAS J. LEVEN A/K/A THOMAS LEVEN AND ROBIN A. LEVEN.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-06828

JPMC SPECIALTY MORTGAGE LLC v. SAMUEL J. SHALLEY owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 436 Lemon Street, Warminster, PA 18974-4604.

TAX PARCEL #49-19-60.

PROPERTY ADDRESS: 436 Lemon Street, Warminster, PA 18974-4604.

JUDGMENT AMOUNT: \$ 187,289.47.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **SAMUEL J. SHALLEY.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-06913

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC. ASSET-BACKED CERTIFICATES,

SERIES 2004-1 v. JAMES R. AMATO AND DIANA M. AMATO owner(s) of property situate in **WARMINSTER TOWNSHIP**, Bucks County, Pennsylvania, being 1513 Bradley Lane, Warminster, PA 18974-3611.

TAX PARCEL #49-005-226.

PROPERTY ADDRESS: 1513 Bradley Lane, Warminster, PA 18974-3611.

JUDGMENT AMOUNT: \$ 170,545.66.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JAMES R. AMATO AND DIANA M. AMATO.**  
**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-07083

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC v. MICHAEL MERRITT owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 350 Lemon Street, Warminster, PA 18974-4602.

TAX PARCEL #49-019-182.

PROPERTY ADDRESS: 350 Lemon Street, Warminster, PA 18974-4602.

JUDGMENT AMOUNT: \$ 109,787.24.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **MICHAEL MERRITT.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-07807

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION S/B/M TO CHASE HOME FINANCE, LLC S/B/M TO CHASE MANHATTAN MORTGAGE CORPORATION v. JOSEPH DONIA AND MELISSA HAUSER DONIA owner(s) of property situate in the **TOWNSHIP OF WARMINSTER**, Bucks County, Pennsylvania, being 1172 Creekwood Drive, Warminster, PA 18974-2265.

TAX PARCEL #49-042-055.

PROPERTY ADDRESS: 1172 Creekwood Drive, Warminster, PA 18974-2265.

JUDGMENT AMOUNT: \$ 224,791.98.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **JOSEPH DONIA AND MELISSA HAUSER DONIA.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2013-00677

ALL THAT CERTAIN unit or parcel of land located in the **TOWNSHIP OF WARMINSTER**, County of Bucks and Commonwealth of Pennsylvania.

TAX PARCEL #49-003-007-232.

PROPERTY ADDRESS: 1575 West Street Road Unit 232, Warminster, PA 18974.

IMPROVEMENTS: A SINGLE FAMILY RESIDENTIAL DWELLING.

SOLD AS THE PROPERTY OF: **STEPHANIE MISSON A/K/A STEPHANIE ANN MISSON.**

**MICHAEL MCKEEVER**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### WARRINGTON TOWNSHIP

DOCKET #2010-01503

U.S. BANK, N.A., AS TRUSTEE ON BEHALF OF SASCO MORTGAGE LOAN TRUST 2007-RNP1 v. VICTOR INNAMORATO owner(s) of property situate in the **TOWNSHIP OF WARRINGTON**, Bucks County, Pennsylvania, being 2384 Greensward North, Warrington, PA 18976-2086.

TAX PARCEL #50-024-063.

PROPERTY ADDRESS: 2384 Greensward North, Warrington, PA 18976-2086.

JUDGMENT AMOUNT: \$ 397,733.40.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **VICTOR INNAMORATO.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-08631

METLIFE HOME LOANS, A DIVISION OF METLIFE BANK, N.A. v. OLGA TISHCHENKO owner(s) of property situate in the **TOWNSHIP**

**OF WARRINGTON**, Bucks County, Pennsylvania, being 591 Mockingbird Way, Warrington, PA 18976-3014.

TAX PARCEL #50-015-051.

PROPERTY ADDRESS: 591 Mockingbird Way, Warrington, PA 18976-3014.

JUDGMENT AMOUNT: \$ 251,358.93.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **OLGA TISHCHENKO.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

DOCKET #2012-08691

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2003-RS2 v. CHARLENE A. RICHTER AND JAMES J. RICHTER owner(s) of property situate in **WARRINGTON TOWNSHIP**, Bucks County, Pennsylvania, being 640 Philadelphia Avenue, Warrington, PA 18976-2259.

TAX PARCEL #50-36-24.

PROPERTY ADDRESS: 640 Philadelphia Avenue, Warrington, PA 18976-2259.

JUDGMENT AMOUNT: \$ 179,183.67.

IMPROVEMENTS: RESIDENTIAL PROPERTY.

SOLD AS THE PROPERTY OF: **CHARLENE A. RICHTER AND JAMES J. RICHTER.**

**PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

---

#### WARWICK TOWNSHIP

DOCKET #2010-13325

NATIONSTAR MORTGAGE, LLC v. JOSEPH F. ORLEN AND ELAINE M. ORLEN owner(s) of property situate in the **TOWNSHIP OF WARWICK**, Bucks County, Pennsylvania, being 1014 Conway Court, Warminster, PA 18974-6167.

TAX PARCEL #51-014-548.

PROPERTY ADDRESS: 1014 Conway Court, Warminster, PA 18974-6167.

JUDGMENT AMOUNT: \$ 414,489.40.

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **JOSEPH  
F. ORLEN AND ELAINE M. ORLEN.  
PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF: **DAVID M.  
SIWY.  
PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2011-05918

ALL THAT CERTAIN lot or piece of ground  
located in **WARWICK TOWNSHIP**, Bucks  
County, Commonwealth of Pennsylvania as  
shown on a Plan of Pennsylvania as shown on  
a Plan of Subdivision prepared for Deerfield  
Estates, Prepared by Protract Engineering, Inc.,  
Hatboro, PA dated 2/2/99, last revised 9/10/99  
recorded in Plan Book 300, Page 23.  
TAX PARCEL #51-003-066-003.  
PROPERTY ADDRESS: 1560 Meetinghouse  
Road, Warminster, PA 18974.  
IMPROVEMENTS: RESIDENTIAL  
DWELLING.  
SOLD AS THE PROPERTY OF: **JOHN D.  
MISCENICH AND REBECCA  
MISCENICH A/K/A REBECCA L.  
MISCENICH, HUSBAND AND WIFE.  
RICHARD BRENT SOMACH**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

## DOCKET #2012-00566

FIRST HORIZON HOME LOANS, A  
DIVISION OF FIRST TENNESSEE BANK  
NATIONAL ASSOCIATION v. **DAVID M.  
SIWY** owner(s) of property situate in the  
**TOWNSHIP OF WARWICK**, Bucks  
County, Pennsylvania, being 1980 Elm  
Avenue, Jamison, PA 18929-1000.  
TAX PARCEL #51-011-063.  
PROPERTY ADDRESS: 1980 Elm Avenue,  
Jamison, PA 18929-1000.  
JUDGMENT AMOUNT: \$ 254,386.22.

**WEST ROCKHILL TOWNSHIP**

## DOCKET #2010-12113

BANK OF AMERICA, N.A., AS SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP v. **TROY A. JOHNSON AND  
DONNA L. JOHNSON** owner(s) of property  
situate in the **TOWNSHIP OF WEST  
ROCKHILL**, Bucks County, Pennsylvania,  
being 826 Bethlehem Pike a/k/a 826 Route  
309, Sellersville, PA 18960-1554.  
TAX PARCEL #52-014-135.  
PROPERTY ADDRESS: 826 Bethlehem Pike a/  
k/a 826 Route 309, Sellersville, PA 18960-1554.  
JUDGMENT AMOUNT: \$ 333,822.26.  
IMPROVEMENTS: RESIDENTIAL  
PROPERTY.  
SOLD AS THE PROPERTY OF:  
**TROY A. JOHNSON AND DONNA L.  
JOHNSON.  
PHELAN HALLINAN**, Esquire  
EDWARD J. DONNELLY, Sheriff  
Sheriff's Office, Doylestown, PA

TO ALL PARTIES IN INTEREST AND  
CLAIMANTS: A schedule of distribution will  
be filed by the Sheriff within thirty days of  
date of sale and the distribution will be made  
in accordance with the schedule unless  
exceptions are filed thereto within ten days  
thereafter.

The above properties are to be sold by  
EDWARD J. DONNELLY, Sheriff,  
Doylestown, Pennsylvania.



## Change of Name

IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2013-02084

NOTICE IS HEREBY GIVEN THAT the Petition for the Change of Name has been filed in the above named Court, praying for a Decree to change the name of **MICHAEL JOHN HYJURICK, JR.** to **MICHAEL JOHN WINTERS**.

The Court has fixed the 11th day of June, 2013 at 10:00 a.m. in Court Room No. 2, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

---

PETITION FOR ADULT ADOPTION  
WITH NAME CHANGE  
IN THE COURT OF COMMON PLEAS  
OF BUCKS COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO. 2012-9171

NOTICE IS HEREBY GIVEN THAT the Petition for Adult Adoption and Name Change has been filed in the above named Court, praying for a Decree to change the name of **BRANDYN WINNER JACKSON** to **BRANDYN WINNER POWELL**.

The Court has fixed the 7th day of June, 2013 at 9:45 a.m. in Jury Room No. 3, Bucks County Courthouse, Doylestown, Pennsylvania, as the time and place for the hearing of said Petitioner, when and where

all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

**Maria Testa**, Attorney for Petitioner  
1325 Spruce St.  
Philadelphia, PA 19107

---

## Charter Application

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

**KHODALMAA, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

**Wood and Flöge**, Solicitors  
2246 Bristol Pike  
Bensalem, PA 19020

---

## Charter Application Nonprofit

NOTICE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of

obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on May 9, 2013, for the purpose of obtaining a charter of a nonprofit corporation organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania. The name of the corporation is: **BOOM SQUAD DOG RESCUE, INC.** The purpose for which it was organized is: operate animal rescue.

**Neal R. Pearlstine**, Solicitor  
Kerns, Pearlstine, Onorato & Hladik, LLP  
298 Wissahickon Ave.  
North Wales, PA 19454

NOTICE IS HEREBY GIVEN THAT on May 16, 2013, Articles of Incorporation were filed with the Department of State for **CARVERSVILLE FARM FOUNDATION**, a nonprofit corporation organized under the Pennsylvania Nonprofit Corporation Law of 1988, exclusively for charitable purposes.

**Fox Rothschild LLP**, Solicitors  
747 Constitution Drive, Ste. 100  
P.O. Box 673  
Exton, PA 19341-0673

The name of the corporation is **WILLIAM AND MYRTLE JONES FOUNDATION**.

The Articles of Incorporation were filed on May 3, 2013.

The purpose or purposes for which it was organized are as follows: To provide funding for Christian charitable organizations within the meaning of the Internal Revenue Code Section 501(c)(3).

**Robert W. Pritchard**, Solicitor  
Pritchard Law Offices LLC  
590 Bethlehem Pike  
P. O. Box 624  
Colmar, PA 18915

## Classified Ad

### PROFESSIONAL OFFICE SPACE FOR RENT

Professional office space for rent in Doylestown (The Farm). Minutes from the boro. Close to 611 and 202. A private furnished office approximately 300 square feet located in an office complex with ample parking. \$750 per month includes all utilities and T1 connection. Ideal for a financial person, accountant, lawyer or other professional. Month to month agreement with security deposit. For more info call Bob 215-601-2702 or email mboyle@bm-e.com.

### Confirmation of Account

#### *Second and Final Publication*

DONALD PETRILLE, JR.  
ESQUIRE, CLERK of the Orphans' Court  
Division of the Court of Common Pleas of  
Bucks County:

HEREBY GIVES NOTICE PURSUANT TO Section 745 of the Probate, Estates and Fiduciaries Code that the following Fiduciaries will present their accounts, heretofore filed with the Clerk, to the Orphans' Court Division for Audit and confirmation pursuant to Sections 3511, 5163, 5533 and 7183 of said Code, at 10:00 A.M. on **June 3, 2013**, in Courtroom #7 on the fifth floor of the BUCKS COUNTY COURTHOUSE, DOYLESTOWN, PA.

ANY PERSON who fails to present his/her claim or make objection in person or by attorney at the audit or confirmation of the account will be barred forever from so doing.

**EDITH O. PALARDY** – Robert Palardy,  
Administrator

DONALD PETRILLE, JR., ESQUIRE,  
REGISTER OF WILLS  
AND CLERK OF THE  
ORPHANS' COURT DIVISION  
COURT OF COMMON PLEAS  
OF BUCKS COUNTY

**Estate Notice**

Notice is hereby given that in the estates of the decedents set forth below the Register of Wills has granted letters testamentary or of administration to the person named. All persons having claims or demands against said estates are requested to make known the same, and all person indebted to said estates are requested to make payment without delay, to the executors or administrators or their attorneys named below.

*First Publication***ATKINSON, JR., HARRY F.**, dec'd.

Late of Wrightstown Township.

Executrix: **ELEANOR R. ATKINSON**, c/o Don F. Marshall, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

Attorney: **DON F. MARSHALL**, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

**AUSTIN, PASQUALINA** a/k/a **LINDA AUSTIN** and **LEE AUSTIN**, dec'd.

Late of Middletown Township.

Administratrix: **SHARON CULLEN**, 564 Fawnhill Drive, Langhorne, PA 19047.

Attorney: **THOMAS H. BROADT**, Tim Broadt & Associates, 216 S. Orange Street, Media, PA 19063.

**BLOCK, JOYCE L.** a/k/a **JOYCE BLOCK**, dec'd.

Late of Doylestown Township.

Executors: **THOMAS S. BLOCK** and **TIMOTHY M. BLOCK** (a/k/a **TIMOTHY MICHAEL BLOCK**), c/o Alan G. Wandalowski, Esquire, 131 West State Street, Doylestown, PA 18901.

Attorney: **ALAN G. WANDALOWSKI**, Anheil Maslow & MacMinn, LLP, 131 West State Street, P. O. Box 50, Doylestown, PA 18901.

**DeFRANCO, POMPEII**, dec'd.

Late of Middletown Township.

Administratrix: **MARGARET DeFRANCO**, 406 Green Valley Road, Langhorne, PA 19047.

Attorney: **FRANCIS X. DILLON**, Begley, Carlin & Mandio, LLP, 680 Middletown Boulevard, Langhorne, PA 19047.

**DUFFY, DONALD ROBERT** a/k/a **DON DUFFY**, dec'd.

Late of Bensalem, Bucks County, PA. Executrix: **PATRICIA SHUMINSKI**, 968 New Galena Rd., Doylestown, PA 18901.

**ESSER, ERNST S.** a/k/a **ERNST SIMON ESSER**, dec'd.

Late of Middletown Township. Executor: **KLAUS M. ESSER**, 200 Hickory Dr., Downingtown, PA 19338. Attorney: **FRANCIS GERARD JANSON**, P. O. Box 567, Langhorne, PA 19047.

**FRY, ELEONOR V.**, dec'd.

Late of Middletown Township. Executrix: **PATRICIA C. JOHNSON**, c/o D. Keith Brown, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940. Attorney: **D. KEITH BROWN**, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

**KIMELHEIM, EDWARD**, dec'd.

Late of Warwick Township. Administratrix: **LINDA K. LEVITT**, c/o Melvyn H. Rothbard, Esquire, 23 S. 23<sup>rd</sup> Street, Unit 3C, Philadelphia, PA 19103. Attorney: **MELVYN H. ROTHBARD**, 23 S. 23<sup>rd</sup> Street, Unit 3C, Philadelphia, PA 19103.

**LAHR, EARL J.**, dec'd.

Late of Sellersville, Bucks County, PA. Executors: **WOODROW LAHR** and **LINDA VANIM**, c/o The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

Attorney: **ROBERT B. ROTH**, The Roth Law Firm, 123 North Fifth Street, Allentown, PA 18102.

**PETRILLO, MARIE**, dec'd.

Late of Middletown Township. Administrator: **JOSEPH PETRILLO**, c/o Marte and Toadvine, 344 South Bellevue Avenue, Langhorne, PA 19047. Attorney: **TRACY L. CASSELBROPHY**, 344 South Bellevue Avenue, Langhorne, PA 19047.

**RINK, RUTH C.**, dec'd.

Late of Warwick Township. Executors: **SUSAN HOY** and **ALAN S. CORNELL**, 1207 Hart Ln., Hartsville, PA 18974.

**SPADACCINO, DAVID S.**, dec'd.

Late of Upper Southampton Township. Executrix: **MARLENE SPADACCINO**, c/o D. Keith Brown, Esquire, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

Attorney: **D. KEITH BROWN**, Stuckert and Yates, P. O. Box 70, Newtown, PA 18940.

**WEISS, PHILIP JOSEPH**, dec'd.

Late of Southampton, Bucks County, PA. Executrix: **DIANE H. CORDELL**, 1857 Acorn Lane, Abington, PA 19001.

**WEISSMAN, ANTHONY J.**, dec'd.

Late of Richlandtown Township. Executor: **ANTHONY J. WEISSMAN**, 3019 Taylor Drive, Center Valley, PA 18034. Attorney: **WENDY J. ASHBY**, Ashby Law Offices, 246 West Broad Street, Suite 3, Quakertown, PA 18951.

**ZIEGRA, SR., SUMNER R.**, dec'd.

Late of Upper Makefield Township. Executrix: **MARIE R. ZIEGRA**, c/o Douglas A. Fendrick, Esquire, 1307 White Horse Road, Bldg. B, Ste. 200, Voorhees, NJ 08043. Attorney: **DOUGLAS A. FENDRICK**, Fendrick & Morgan, LLC, 1307 White Horse Road, Bldg. B, Ste. 200, Voorhees, NJ 08043.

### *Second Publication*

**BECKERT, JR., PAUL R.**, dec'd.

Late of Newtown, Bucks County, PA. Executrix: **HARRIET M. BECKERT**, c/o John J. Cook, Jr., Esquire, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030. Attorney: **JOHN J. COOK, JR.**, Jackson, Cook, Caracappa & Scott, 312 Oxford Valley Road, Fairless Hills, PA 19030.

**BEZEL, THEODORE F.**, dec'd.

Late of Perkasio, Bucks County, PA.

Administratrix: **KRISTY MOFFETT**,  
476 Campus Dr., Perkasio, PA 18944.

**BOYSEL, SR., CHARLES W.** a/k/a  
**CHARLES BOYSEL**, dec'd.

Late of Oakford, Bucks County, PA.

Executor: **PETER VOGEL**, 40 Church  
Road, Howell, NJ 07731.

**CIANCIOSI, JR., ANGELO**, dec'd.

Late of Bristol Borough.

Executrix: **JOAN H. CIANCIOSI**, 1203  
Seabird Drive, Bristol, PA 19007.

Attorney: **KRISTINA S. WIERCINSKI**,  
22 East Virginia Avenue, Haven Beach,  
NJ 08008.

**DEMUSZ, VIRGINIA**, dec'd.

Late of Plumstead Township.

Executor: **STEPHEN A. DEMUSZ**, c/o  
Jeffrey A. Drake, Esq., Drake, Hileman  
& Davis, Bailiwick Office Campus, Suite  
15, P. O. Box 1306, Doylestown,  
PA 18901.

Attorney: **JEFFREY A. DRAKE**, Drake,  
Hileman & Davis, Bailiwick Office

Campus, Suite 15, P. O. Box 1306,  
Doylestown, PA 18901.

**DEVLIN, PAUL A.**, dec'd.

Late of Middletown Township.

Executor: **FRANCIS J. DEVLIN**,  
56 Stallion Circle, Upper Holland,  
PA 19053.

**DUNGAN, CLARA F.**, dec'd.

Late of Southampton Township.

Executor: **FENTON D. DUNGAN**, c/o  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

Attorney: **RICHARD DANESE, JR.**,  
Stuckert and Yates, Two North State St.,  
Newtown, PA 18940.

**FELLOWS, LOIS W.** a/k/a **LOIS  
FELLOWS**, dec'd.

Late of Doylestown Township.

Executors: **PETER F. WOOLSEY** and  
**JOYCE L. WOOLSEY**, c/o Brian R.  
Price & Associates, Pinehill Professional  
Center, 140 East Butler Avenue,  
Chalfont, PA 18914.

Attorney: **JOHN T. ORT**, Brian R. Price  
& Associates, Pinehill Professional

Center, 140 East Butler Avenue,  
Chalfont, PA 18914.

**FILOSE, SALVATORE A.** a/k/a  
**SALVATORE A. FILOSE, JR.**, dec'd.  
Late of Bristol Borough.

Executor: **ROBERT T. BROWN**, c/o  
Maureen T. Gatto, Esquire, 2410 Bristol  
Road, Bensalem, PA 19020.

Attorney: **MAUREEN T. GATTO**,  
Dorian, Goldstein, Wisniewski &  
Orchinik, P.C., 2410 Bristol Road,  
Bensalem, PA 19020.

**IORELLI, JAMES J.** a/k/a **J.J. IORELLI**,  
dec'd.

Late of Doylestown Township.

Administrators: **STEPHEN A.**  
**IORELLI, SR.** and **ROSANNE**  
**IORELLI**, c/o Crystal L. Welton,  
Esquire, 30 Cassatt Avenue, Berwyn,  
PA 19312.

Attorney: **CRYSTAL L. WELTON**,  
McAndrews Law Offices, P.C., 30 Cassatt  
Avenue, Berwyn, PA 19312.

**HENDERSON, ROBERT**, dec'd.

Late of Langhorne, Bucks County, PA.

Executor: **MICHAEL K. CZARNECKI**,  
115 Front St., Feasterville,  
PA 19053.

**KELLY, MARY** a/k/a **MARIE KELLY**, dec'd.

Late of Bristol Township.

Executrices: **SANDRA MORGES** and  
**SHARON GIARDINE**, c/o Kenneth D.  
Federman, Esquire, 3103 Hulmeville  
Road, Ste. 200, Bensalem, PA 19020.

Attorney: **KENNETH D. FEDERMAN**,  
Rothberg & Federman, P.C.,  
3103 Hulmeville Road, Ste. 200,  
Bensalem, PA 19020.

**KOCH, CHARLES B.**, dec'd.

Late of Morrisville, Falls Township.

Executor: **KEVIN C. KOCH**,  
110 Garrison Ct., Langhorne,  
PA 19047.

**LINDSEY, RHODA**, dec'd.

Late of Middletown Township.

Executor: **ROBERT LINDSEY**,  
2503 Bidefore Court, West Chester,  
PA 19382.

Attorney: **PETER BORT**, Bort Law,  
1260 Valley Forge Road, P. O. Box 311,  
Valley Forge, PA 19481.

**MADERICH, JOSEPH T.**, dec'd.

Late of Bucks County, PA.

Administrator: **MICHAEL A.**  
**MADERICH**, 6121 Autumn Court,  
Pipersville, PA 18947.

**MAXWELL, ERIC**, dec'd.

Late of Quakertown, Bucks County, PA.  
Executor: **THOMAS JAMES**  
**MAXWELL**, 135 South 2<sup>nd</sup> Street,  
Quakertown, PA 18951.

Attorney: **CHAD M. FLOOD**, 1105  
Taylorsville Road, P. O. Box 449,  
Washington Crossing, PA 18977.

**MC GRENN, JOHN P.**, dec'd.

Late of Dublin Borough.

Executrix: **HELEN P. MC GOWAN**,  
c/o Richard D. Magee, Jr., Esquire,  
11 Duane Road & Route 611,  
Doylestown, PA 18901.

Attorney: **RICHARD D. MAGEE, JR.**,  
Elliott, Magee & Shafer, LLP, 11 Duane  
Road & Route 611, P. O. Box 885,  
Doylestown, PA 18901.

**METZ, RACHELE**, dec'd.

Late of West Rockhill Township.

Executrix: **DOROTHY FRANCINE**  
**DECKER**, c/o Janet E. Amacher, Esquire,  
311 N. Sumneytown Pike, Suite 1A,  
North Wales, PA 19454.

Attorney: **JANET E. AMACHER**, 311  
N. Sumneytown Pike, Suite 1A, North  
Wales, PA 19454.

**MULLEN, JOHN W.** a/k/a **JOHN**  
**WILLIAMS MULLEN**, dec'd.

Late of Newtown Borough.

Executor: **JAMES E. MULLEN**, c/o  
Anthony J. Beldecos, Esq., Lundy  
Beldecos & Milby, PC, 450 N. Narberth  
Ave., Suite 200, Narberth, PA 19072.

Attorneys: **LUNDY BELDECOS &**  
**MILBY, PC**, 450 N. Narberth Ave., Suite  
200, Narberth, PA 19072.

**NEUMANN, FRANK J.** a/k/a **FRANZ**  
**JOSEF NEUMANN**, dec'd.

Late of Warminster Township.

Executor: **JOSEPH P. NEUMANN**, c/o  
Lawrence S. Chane, Esquire, One Logan  
Square, Philadelphia, PA 19103-6998.

Attorney: **LAWRENCE S. CHANE**,  
Blank Rome LLP, One Logan Square,  
130 N. 18<sup>th</sup> Street, 3<sup>rd</sup> Fl., Philadelphia,  
PA 19103-6998.



**OSIEWICZ, VIOLA** a/k/a **VICKY OSIEWICZ**, dec'd.

Late of Warrington, Bucks County, PA.  
Executrix: **MICHELE MUNSELL**, 503  
Leshner La., Hatboro, PA 19040.

**PALARDY, DOROTHY M.** a/k/a **DOROTHY PALARDY**, dec'd.

Late of Bucks County and Philadelphia  
County.

Administrator: **WILLIAM J. PALARDY**, c/o A. Victor Meitner, Jr.,  
Esquire, 564 Skippack Pike, Blue Bell,  
PA 19422.

Attorney: **A. VICTOR MEITNER, JR.**,  
564 Skippack Pike, Blue Bell, PA 19422.

**PESCI, JR., THOMAS A.**, dec'd.

Late of Newtown Township.

Executrix: **DORIS M. PESCI**, c/o Sheri  
L. Pecarsky, Esquire, 308 Harper Drive,  
Ste. 200, Moorestown, NJ 08057.

Attorney: **SHERI L. PECARSKY**,  
Sherman Silverstein, 308 Harper Drive,  
Ste. 200, Moorestown, NJ 08057.

**POVENSKI, SR., JOHN CHARLES** a/k/a **JOHN C. POVENSKI, SR.**, dec'd.

Late of Springfield Township.

Executrix: **MARGARET POVENSKI-SELL**, 645 Povenski Rd., Quakertown,  
PA 18951.

**RAGAN, PAUL L.**, dec'd.

Late of Quakertown, Milford, Bucks  
County, PA.

Executrix: **KAREN L. WARFEL**, 1860  
Cassel Rd., Quakertown, PA 18951.

**REITNAUER, GARY H.**, dec'd.

Late of Quakertown, Milford Township.

Administrator: **ROBERT A. ZERN**, c/o  
Richard T. Curley, Esquire, 50 E.  
Philadelphia Avenue, P. O. Box 357,  
Boyertown, PA 19512.

**REITNAUER, MICHELE**, dec'd.

Late of Quakertown, Milford Township.

Administrator: **ROBERT A. ZERN**, c/o  
Richard T. Curley, Esquire, 50 E.  
Philadelphia Avenue, P. O. Box 357,  
Boyertown, PA 19512.

**RHOADES, JR., JOSEPH L.** a/k/a **JOE RHOADES**, dec'd.

Late of Quakertown, Richland Township.

Executrix: **CHERYL J. HOEY**, 1045  
N. West End Blvd., Lot 45, Quakertown,  
PA 18951.

**ROONEY, TERENCE J.** a/k/a **TERENCE JOSEPH ROONEY**, dec'd.

Late of Northampton Township.

Administratrix: **DOLORES FLORENCE ROONEY**, 1581 Old Jacksonville Rd.,  
Ivyland, PA 18974.

**SARBELLO, LISA M.** a/k/a **LISA MICHELLE SARBELLO**, dec'd.

Late of Chalfont, Bucks County, PA.

Executor: **SAMUEL A. SARBELLO**  
a/k/a **SALVATORE A. SARBELLO**,  
24 Longspur Dr., Wilmington,  
DE 19808-1971.

**SHATROWSKY, JOHN THOMAS** a/k/a **JOHN T. SHATROWSKY**, dec'd.

Late of Levittown/Falls Township.

Executrix: **DONNA WASLENKO**,  
684 Swamp Road, Newtown, PA 18940.

**SMITH, ELLEN M.**, dec'd.

Late of Middletown Township.

Executrix: **DIANA NOYA**, c/o Robin S.  
Holmes, Esquire, Yardley Legal Services,  
P.C., 301 Oxford Valley Road, Suite  
603B, Yardley, PA 19067.

Attorney: **ROBIN S. HOLMES**,  
Yardley Legal Services, P.C., 301 Oxford  
Valley Road, Suite 603B, Yardley,  
PA 19067.

**SPOLSKY, ARLENE B.**, dec'd.

Late of Lower Makefield Township.

Executors: **MARC SPOLSKY**,  
42 Pepperell Drive, Langhorne, PA  
19053 and **KARA LERTZMAN**,  
582 Lamplighter Road, Horsham,  
PA 19044.

**SWARTLEY, HILDA MAE** a/k/a **MRS. GEORGE V. SWARTLEY**, dec'd.

Late of Doylestown Borough.

Executrix: **JUDITH C. MURRAY**,  
P. O. Box 413, Forest Grove, PA 18922.

### *Third and Final Publication*

**ANDERSON, KENNETH E.**, dec'd.

Late of Middletown Township.

Administrators: **KENNETH E. ANDERSON** and **KRISTEN BARLOW**, c/o Douglas A. Fendrick,  
Esquire, 1307 White Horse Road, Ste.  
200, Voorhees, NJ 08043.

Attorney: **DOUGLAS A. FENDRICK**,  
Law Offices of Douglas A. Fendrick, LLC,

1307 White Horse Road, Ste. 200,  
Voorhees, NJ 08043.

**BRAY, SENECA R. a/k/a RICHARD S. BRAY**, dec'd.

Late of Buckingham, Bucks County, PA.  
Administrators: **NANCY LANGLEY** and  
**MARK HUGHES**, c/o Boyd A. England,  
Esquire, England & Young, P.C., 70 W.  
Oakland Avenue, Suite 306, Doylestown,  
PA 18901.

Attorney: **BOYD A. ENGLAND**,  
England & Young, P.C., 70 W. Oakland  
Avenue, Suite 306, Doylestown,  
PA 18901.

**CANNON, THOMAS W. a/k/a TWC ENTERPRISES**, dec'd.

Late of Warminster, Bucks County, PA.  
Administratrix: **DIANE CANNON**,  
193 Centennial Rd., Warminster,  
PA 18974.

**CHECCHIA, E. ALBERT a/k/a ALBERT CHECCHIA**, dec'd.

Late of Bensalem, Bucks County, PA.  
Executrix: **PATRICIA L. HAUBER**,  
1021 Tracy Road, Lancaster,  
PA 17601.

**CITARA, MARGARET A.**, dec'd.

Late of Middletown Township.  
Administrator: **WILLIAM M. COWAN, JR.**,  
402 Middletown Blvd., Suite 202,  
Langhorne, PA 19047.  
Attorney: **WILLIAM M. COWAN, JR.**,  
402 Middletown Blvd., Suite 202,  
Langhorne, PA 19047.

**DUFFY, MICHELLE S. a/k/a MICHELLE DUFFY**, dec'd.

Late of Bensalem Township.  
Administratrix: **HEATHER M. DUFFY**,  
4553 Overland Rd., Bensalem, PA 19020.

**FITZGERALD, LUCY HELEN a/k/a LUCY FITZGERALD**, dec'd.

Late of Northampton Township.  
Executor: **JOHN BARR**, 607 Easton  
Road, Ste. D, Willow Grove, PA 19090.  
Attorney: **JOHN BARR**, 607 Easton  
Road, Ste. D, Willow Grove, PA 19090.

**GIUFFRIDA, MILDRED L.**, dec'd.

Late of Lower Southampton Township.  
Administratrix: **PATRICIA L. ROBERTS**,  
c/o Mark Matthews, Esquire,  
2617 Huntingdon Pike, Huntingdon  
Valley, PA 19006-5109.

Attorney: **MARK MATTHEWS**, 2617  
Huntingdon Pike, Huntingdon Valley,  
PA 19006-5109.

**HIEL, CHRIS MICHAEL a/k/a CHRIS MICHAEL HIEL, JR.**, dec'd.

Late of Bristol Township.  
Executor: **WALTER RYBA**, c/o D. Keith  
Brown, Esquire, Stuckert and Yates,  
P. O. Box 70, Newtown, PA 18940.  
Attorney: **D. KEITH BROWN**, Stuckert  
and Yates, P. O. Box 70, Newtown,  
PA 18940.

**IAFOLLA, MICHAEL F.**, dec'd.

Late of Newtown Township.  
Executors: **MICHAEL F. IAFOLLA, JR.**  
and **ANTHONY M. IAFOLLA**,  
c/o Charles H. Wampold, III, Esquire,  
105 College Road East, Princeton,  
NJ 08542-0627.

Attorney: **CHARLES H. WAMPOLD, III**,  
Drinker Biddle & Reath LLP, 105  
College Road East, P. O. Box 627,  
Princeton, NJ 08542-0627.

**JOHNSON, ROBIN L.**, dec'd.

Late of Bristol Township.  
Executrix: **JUNE J. JOHNSON**, 103  
Girard Ave., Hatboro, PA 19040.

**KING, FLORENCE ANITA**, dec'd.

Late of Warminster, Bucks County, PA.  
Executors: **TIMOTHY KING**, 1515  
Linden Ave., Willow Grove, PA 19090  
and **WILLIAM KING**, 700 Lower State  
Rd., Bld. 2, Townhouse #22, North Wales,  
PA 19454.

**KOTWA, HELEN G.**, dec'd.

Late of Warminster, Bucks County, PA.  
Executrix: **PATRICIA K. KOHLER**,  
1262 Limekiln Pk., Ambler, PA 19002.

**MC KEANEY, ANNA M.**, dec'd.

Late of Bensalem Township.  
Executor: **PHILIP MC KEANEY**, c/o  
Marjorie J. Scharpf, Esquire, 101  
Greenwood Avenue, 5<sup>th</sup> Fl., Jenkintown,  
PA 19046.

Attorney: **MARJORIE J. SCHARPF**,  
Friedman Schuman, P.C., 101 Greenwood  
Avenue, 5<sup>th</sup> Fl., Jenkintown, PA 19046.

**MICH, GEORGIANNA a/k/a ANNA MICH**, dec'd.

Late of Furlong, Buckingham Township.  
Executrix: **SUSAN BOWMAN**, 3625  
Green Ridge Rd., Furlong, PA 18925.

**MORAN, MARIE R.** a/k/a **MARIE MORAN**, dec'd.  
Late of Bristol Township.  
Executor: **MICHAEL MORAN**, 7 Island Rd., Levittown, PA 19057.

**MUIR, SR., WILLIAM R.** a/k/a **BILL MUIR**, dec'd.  
Late of Doylestown Borough.  
Executor: **ROBERT R. MUIR, SR.**, 205 Woodspring Circle, Doylestown, PA 18901.

**PEAK, HELEN CAROLINE** a/k/a **HELEN (SWARZ) PEAK**, dec'd.  
Late of Richlandtown Township.  
Executor: **GREGORY PEAK**, 116 Branch Rd., Sellersville, PA 18960.

**SARRA, MICHAEL T.**, dec'd.  
Late of New Hope, Bucks County, PA.  
Executrices: **MARY KATHLEEN FOY**, 1523 Stevens St., Philadelphia, PA 19149 and **LAURIE AMBROSE**, 1805 Jericho Dr., Warrington, PA 18976.  
Attorney: **GARY M. MILLER**, Miller & Davison, 210 E. Broad Street, Bethlehem, PA 18018.

**SPEARS, IRENE**, dec'd.  
Late of Bristol Township.  
Executor: **THOMAS E. SPEARS**, c/o Steven A. Cotlar, Esquire, 23 W. Court St., Doylestown, PA 18901.  
Attorney: **STEVEN A. COTLAR**, 23 West Court Street, Doylestown, PA 18901.

**TOWNSEND, ELIZABETH M.**, dec'd.  
Late of Yardley Borough.  
Executrix: **PATRICIA M. BEEDE**, 947 Weber Dr., Yardley, PA 19067.

**TRIMMELL, DAVID E.**, dec'd.  
Late of Levittown, Middletown Township.  
Administratrix: **IRENE QUIRION**, 10 Tweed Road, Levittown, PA 19056.

**VAUGHAN, RICHARD P.**, dec'd.  
Late of Middletown Township.  
Administrator: **JOHN M. VAUGHAN**, 50 Spring Street, Afton, NY 13730.  
Attorney: **J. OLIVER GINGRICH**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.

**WATTS, JOAN A.**, dec'd.  
Late of Levittown, Bucks County, PA.  
Executor: **EDWARD WATTS**, 41 Kingapple Lane, Levittown, PA 19055.

---

## Fictitious Name

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, approved December 16, 1982, effective March 16, 1983, of intention to file in the office of the Secretary of the Commonwealth of Pennsylvania, Department of State, Bureau of Corporations at Harrisburg, Pennsylvania, a Certificate for the conduct of a business in Bucks County, Pennsylvania, under the assumed or fictitious name, style or designation of:

**The 4 Nothin' Symphony** with its principal place of business 261 Hickory Road, Doylestown, PA 18901.

The name and address of the entity owning or interested in said business is: Music 4 Nothin', 261 Hickory Road, Doylestown, PA 18901.

The certificate was filed on April 15, 2013.

---

**Choir 4 Nothin'** with its principal place of business 261 Hickory Road, Doylestown, PA 18901.

The name and address of the entity owning or interested in said business is: Music 4 Nothin', 261 Hickory Road, Doylestown, PA 18901.

The certificate was filed on April 15, 2013.

---

**FURNITURE MART USA** with its principal place of business 50 Hulmeville Avenue, Pennel, PA 19047.

The name and address of the entity owning or interested in said business is: R.I.B. Enterprises, Inc., 50 Hulmeville Avenue, Pennel, PA 19047.

The certificate was filed on May 7, 2013.  
**Tracy L. Cassel-Brophy**, Solicitor  
Marte and Toadvine  
344 South Bellevue Avenue  
Langhorne, PA 19047

**FURNITUREMART.COM** with its principal place of business 50 Hulmeville Avenue, Pennadel, PA 19047.

The name and address of the entity owning or interested in said business is: R.I.B. Enterprises, Inc., 50 Hulmeville Avenue, Pennadel, PA 19047.

The certificate was filed on May 7, 2013.  
**Tracy L. Cassel-Brophy**, Solicitor  
 Marte and Toadvine  
 344 South Bellevue Avenue  
 Langhorne, PA 19047

**HOCKMAN ASSOCIATES** with its principal place of business 1433 Broad Street, Perkasio, PA 18944.

The names and addresses of the persons owning or interested in said business are: Paul S. Hockman, 1433 Broad Street, Perkasio, PA 18944 and H. John Hockman, 1433 Broad Street, Perkasio, PA 18944.

The certificate was filed on May 20, 2013.

**Jeffrey K. Landis**, Solicitor  
 Bricker, Landis, Hunsberger & Gingrich  
 114 East Broad Street, P. O. Box 64769  
 Souderton, PA 18964-0769

**MATTRESSMART.COM** with its principal place of business 50 Hulmeville Avenue, Pennadel, PA 19047.

The name and address of the entity owning or interested in said business is: R.I.B. Enterprises, Inc., 50 Hulmeville Avenue, Pennadel, PA 19047.

The certificate was filed on May 7, 2013.  
**Tracy L. Cassel-Brophy**, Solicitor  
 Marte and Toadvine  
 344 South Bellevue Avenue  
 Langhorne, PA 19047

## Miscellaneous

### *First Publication*

**PALISADES SCHOOL DISTRICT**  
 vs.

**WAYNE OSSENFORT**

Docket No. 2012-05277  
 Court of Common Pleas  
 of Bucks County, PA

Notice is given that the above was named as defendant in a civil action by plaintiff to recover 2010 real estate taxes for property located at 54 Bridge Four Lane, Tinicum Twp., PA, Tax Parcel No. 44 025 027. A Writ of Scire Facias for \$2,737.24 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Bucks County Bar Association, 135 E. State St., P.O. Box 300, Doylestown, PA 18901, (215) 348-9413 or (800) 273-2929  
**Portnoff Law Associates, Ltd.**, Solicitors  
 P.O. Box 391  
 Norristown, PA 19404-0391

**Trust Notice***Second Publication*

Notice is hereby given that the settlor of the revocable trust set forth below has died, and no personal representative has been appointed for said decedent's estate. All persons having claims or demand against said decedent are requested to make known the same and all persons indebted to said decedent are requested to make payment without delay to the trustee or the trustee's attorney as named below:

**TRUST OF DORIS O. BLAIRE** – Trust Under Agreement Dated December 20, 2006, Amended February 28, 2007 – DTD March 21, 2013  
Late of Dublin Borough.  
Trustee: **UNIVEST BANK AND TRUST CO.**, 14 North Main Street, P. O. Box 64197, Souderton, PA 18964.  
Attorney: **JEFFREY K. LANDIS**, Bricker, Landis, Hunsberger & Gingrich, LLP, 114 East Broad Street, P. O. Box 64769, Souderton, PA 18964.